
NEBRASKA DEPARTMENT OF

2005 Reports & Opinions

of the

Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Knox County
54

2005 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2005

Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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2005 Commission Summary

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Residential Real Property - Current

Number of Sales	339	COD	17.22
Total Sales Price	14,307,341	PRD	110.64
Total Adj. Sales Price	14,291,091	COV	27.88
Total Assessed Value	12,526,870	STD	27.04
Avg. Adj. Sales Price	42,157	Avg. Abs. Dev.	16.55
Avg. Assessed Value	36,952	Min	11.50
Median	96.13	Max	311.00
Wgt. Mean	87.66	95% Median C.I.	94.42 to 98.00
Mean	96.98	95% Wgt. Mean C.I.	83.86 to 91.45
		95% Mean C.I.	94.10 to 99.86
% of Value of the Class of all Real Property Value in the County			23.29
% of Records Sold in the Study Period			7.09
% of Value Sold in the Study Period			9.29
Average Assessed Value of the Base			28,193

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	339	96.13	17.22	110.64
2004	285	97.14	20.96	116.11
2003	321	95	20.51	111.5
2002	334	91	26.81	107.65
2001	324	95	40.35	123.54

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Commercial Real Property - Current

Number of Sales	45	COD	23.75
Total Sales Price	1,054,925	PRD	104.43
Total Adj. Sales Price	927,925	COV	38.10
Total Assessed Value	888,790	STD	38.11
Avg. Adj. Sales Price	20,621	Avg. Abs. Dev.	23.16
Avg. Assessed Value	19,751	Min	22.10
Median	97.50	Max	243.75
Wgt. Mean	95.78	95% Median C.I.	91.57 to 100.67
Mean	100.02	95% Wgt. Mean C.I.	90.25 to 101.31
		95% Mean C.I.	88.89 to 111.16
% of Value of the Class of all Real Property Value in the County			4.58
% of Records Sold in the Study Period			7.73
% of Value Sold in the Study Period			3.35
Average Assessed Value of the Base			45,531

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	45	97.50	23.75	104.43
2004	52	97.42	25.94	116.46
2003	50	98	29.1	118.39
2002	53	99	28.49	121.31
2001	54	100	31.57	124.99

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Agricultural Land - Current

Number of Sales	93	COD	18.01
Total Sales Price	10,292,332	PRD	101.36
Total Adj. Sales Price	10,236,782	COV	22.43
Total Assessed Value	7,683,205	STD	17.07
Avg. Adj. Sales Price	110,073	Avg. Abs. Dev.	13.49
Avg. Assessed Value	82,615	Min	40.44
Median	74.89	Max	120.51
Wgt. Mean	75.05	95% Median C.I.	69.66 to 79.17
Mean	76.08	95% Wgt. Mean C.I.	71.68 to 78.43
		95% Mean C.I.	72.61 to 79.55
% of Value of the Class of all Real Property Value in the County			72.13
% of Records Sold in the Study Period			1.74
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			78,055

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2005	93	74.89	18.01	101.36
2004	103	76.76	15.30	101.12
2003	115	77	13.86	101.59
2002	154	74	22.52	108.45
2001	153	75	16.56	103.36

2005 Opinions of the Property Tax Administrator for Knox County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Knox County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Knox County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Knox County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Knox County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Knox County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Knox County is in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

2005 Correlation Section for Knox County

Residential Real Property

I. Correlation

Knox: RESIDENTIAL: The assessment actions reported by the county are represented throughout the R & O Statistics calculated for the 2005 assessment year. It is believed that the level of value is within the acceptable range and the coefficient of dispersion and price related differential are slightly outside the range and the sales less than \$10,000 have a large impact on the coefficient of dispersion and the price related differential.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	393	414	425	398	475
Qualified Sales	324	334	321	285	339
Percent Used	82.44	80.68	75.53	71.61	71.37

Knox: RESIDENTIAL: The above utilization table represents an adequate percentage of sales used and the measurement of the residential class was done as fairly and consistently as possible utilizing all available sales.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

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Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	95	-0.95	94.1	95
2002	89	-0.08	88.93	91
2003	92	1.76	93.62	95
2004	95.58	2.45	97.92	97.14
2005	92.58	4.32	96.58	96.13

Knox: RESIDENTIAL: The Trended Preliminary Ratio is relatively the same as the R&O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the residential class.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied

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(CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.51	2001	-0.95
4.87	2002	-0.08
4	2003	2
4.72	2004	2.45
10.33	2005	4.32

Knox: RESIDENTIAL: The comparison of the Total Assessed Value in the Sales File and the Change in Assessed Value represents a six point spread and supports the assessment actions applied to the residential class for the 2005 assessment year.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining

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level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	96.13	87.66	96.98

Knox: RESIDENTIAL: Parcels selling for less than \$10,000 have a significant impact on the relationship of the median, aggregate (weighted mean) and mean analysis. With removal of those sales the measures tighten considerably. However, the median remains near the reported level further indicating the best representation of the level of value.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or

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dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	17.22	110.64
Difference	2.22	7.64

Knox: RESIDENTIAL: The coefficient of dispersion and the price related differential are above the acceptable range. Consideration given to sales less than \$10,000 would move the statistics to a tighter range, but leaves the price related differential outside the acceptable level.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

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for Knox County**

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	342	339	-3
Median	92.58	96.13	3.55
Wgt. Mean	81.56	87.66	6.1
Mean	95.40	96.98	1.58
COD	25.37	17.22	-8.15
PRD	116.96	110.64	-6.32
Min Sales Ratio	7.00	11.50	4.5
Max Sales Ratio	311.00	311.00	0

Knox: RESIDENTIAL: Review of the sales between the Preliminary Statistics and the R & O Statistics found three parcels that needed to be removed due to substantial changes to the parcel, the county assessment actions for 2005 addressed various areas and are represented in the statistical analysis.

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Commerical Real Property

I. Correlation

Knox: COMMERCIAL: The assessment actions reported by the county are represented throughout the R & O Statistics calculated for the 2005 assessment year. It is believed that the level of value is within the acceptable range and the coefficient of dispersion and price related differential are slightly outside the range, but reasonable.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	86	80	78	86	83
Qualified Sales	54	53	50	52	45
Percent Used	62.79	66.25	64.1	60.47	54.22

Knox: COMMERCIAL: The above utilization table represents the 2005 assessment year is slightly lower than the previous year but appears to represent a reasonable portion of the total sales file utilized to measure the commercial class.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudeamans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	98	-16.29	82.04	100
2002	99	1.76	100.74	99
2003	98	0.54	98.53	98
2004	97.42	-0.41	97.02	97.42
2005	97.50	-0.98	96.55	97.50

Knox: COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are relatively the same and support the fact that there was minimal action taken in the commercial class for the 2005 assessment year.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the

2005 Correlation Section for Knox County

most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.24	2001	-16.29
0	2002	1.76
0	2003	1
0.47	2004	-0.41
3.46	2005	-0.98

Knox: COMMERCIAL: The comparison of the Total Assessed Value in the Sales File and the Change in Assessed Value represent minimal change to the commercial class and support the assessment actions applied to the commercial class for the 2005 assessment year.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for "direct" equalization; the process of adjusting the values of classes or subclasses of

2005 Correlation Section for Knox County

property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	97.50	95.78	100.02

Knox: COMMERCIAL: The median, aggregate (weighted mean) and mean measures are relatively close and supportive of the assessment actions applied for the 2005 assessment year.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

2005 Correlation Section for Knox County

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	23.75	104.43
Difference	3.75	1.43

Knox: COMMERCIAL: The coefficient of dispersion and the price related differential are slightly above the acceptable range, but not unreasonable.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

**2005 Correlation Section
for Knox County**

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	45	45	0
Median	97.50	97.50	0
Wgt. Mean	93.52	95.78	2.26
Mean	98.98	100.02	1.04
COD	25.32	23.75	-1.57
PRD	105.84	104.43	-1.41
Min Sales Ratio	22.10	22.10	0
Max Sales Ratio	243.75	243.75	0

Knox: COMMERCIAL: The county made minimal changes to the commercial class for the 2005 assessment year and is represented in the table that there is minimal change between the Preliminary Statistics and the R&O Statistics.

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Agricultural Land

I. Correlation

Knox: AGRICULTURAL UNIMPROVED: The assessment actions reported by the county are represented throughout the R & O Statistics calculated for the 2005 assessment year. It is believed that the level of value is within the acceptable range as well as the coefficient of dispersion and price related differential.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	361	224	196	189	177
Qualified Sales	221	154	115	103	93
Percent Used	61.22	68.75	58.67	54.5	52.54

Knox: AGRICULTURAL UNIMPROVED: The above utilization table represents the 2005 assessment year is consistent with the previous year and appears to represent a reasonable portion of the total sales file utilized to measure the agricultural class. A review of the non qualified sales reveals nothing that would indicate excessive trimming, therefore supporting the measurement of the agricultural class.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

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Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	69	10.61	76.32	75
2002	69	6.71	76.63	74
2003	73	2.26	74.65	77
2004	70.05	10.96	77.72	76.76
2005	70.74	11.49	78.87	74.89

Knox: AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are relatively close and support the assessment actions applied to the agricultural class for the 2005 assessment year.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied

2005 Correlation Section for Knox County

(CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
9.29	2001	10.61
9.23	2002	10.79
8	2003	2
10.23	2004	10.96
8.28	2005	11.49

Knox: AGRICULTURAL UNIMPROVED: The comparison of the Total Assessed Value in the Sales File and the Change in Assessed Value represent the a relatively close percentage change and support the assessment actions applied to the agricultural class for the 2005 assessment year.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining

2005 Correlation Section for Knox County

level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	74.89	75.05	76.08

Knox: AGRICULTURAL UNIMPROVED: The median, aggregate (weighted mean) and mean measures are relatively close and supportive of the assessment actions applied for the 2005 assessment year.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of

2005 Correlation Section for Knox County

Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	18.01	101.36
Difference	0	0

Knox: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both well within the acceptable range and support the assessment actions applied to the agricultural class for the 2005 assessment year.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

**2005 Correlation Section
for Knox County**

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	96	93	-3
Median	70.74	74.89	4.15
Wgt. Mean	68.41	75.05	6.64
Mean	70.50	76.08	5.58
COD	18.94	18.01	-0.93
PRD	103.06	101.36	-1.7
Min Sales Ratio	36.95	40.44	3.49
Max Sales Ratio	129.68	120.51	-9.17

Knox: AGRICULTURAL UNIMPROVED: Review between the Preliminary Statistics and the R & O Statistics revealed three less sales in the R&O Statistics. The sales were removed due to substantial changes to the parcels. The remainder of the changes represents and supports the assessment actions for the 2005 assessment year.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the
2004 Certificate of Taxes Levied (CTL)**

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	2004 CTL County Total	2005 Form 45 County Total	Value Difference (2005 Form 45 - 2004 CTL)	Percent Change	2005 Growth (New Construction Value)	% Change excl. Growth
1. Residential	86,964,230	92,179,030	5,214,800	6	1,923,533	3.78
2. Recreational	39,107,600	42,637,780	3,530,180	9.03	1,374,050	5.51
3. Ag-Homesite Land, Ag-Res Dwellings	32,232,340	34,169,520	1,937,180	6.01	*-----	6.01
4. Total Residential (sum lines 1-3)	158,304,170	168,986,330	10,682,160	6.75	3,297,583	4.66
5. Commercial	26,163,760	26,498,950	335,190	1.28	590,740	-0.98
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	17,781,875	18,638,175	856,300	4.82	0	4.82
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	43,945,635	45,137,125	1,191,490	2.71	590,740	1.37
10. Total Non-Agland Real Property	202,249,805	214,123,455	11,873,650	5.87	3,888,323	3.95
11. Irrigated	45,225,390	51,156,940	5,931,550	13.12		
12. Dryland	146,173,200	163,890,185	17,716,985	12.12		
13. Grassland	134,087,235	147,665,965	13,578,730	10.13		
14. Wasteland	1,535,875	1,524,185	-11,690	-0.76		
15. Other Agland	87,600	468,870	381,270	435.24		
16. Total Agricultural Land	327,109,300	364,706,145	37,596,845	11.49		
17. Total Value of All Real Property (Locally Assessed)	529,359,105	578,829,600	49,470,495	9.35	3,888,323	8.61

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

(!: AVTot=0)
(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
<u>Qrtrs</u>												
07/01/02 TO 09/30/02	46	99.92	103.62	97.20	14.78	106.60	62.17	219.00	95.49 to 102.87		36,759	35,731
10/01/02 TO 12/31/02	29	98.33	103.64	96.95	13.11	106.90	65.31	177.18	96.09 to 106.48		34,372	33,325
01/01/03 TO 03/31/03	25	99.50	105.07	79.34	20.03	132.43	28.72	248.80	93.79 to 107.18		67,664	53,688
04/01/03 TO 06/30/03	48	95.80	92.18	90.55	13.40	101.79	41.20	130.40	90.00 to 98.79		35,327	31,990
07/01/03 TO 09/30/03	59	95.83	92.18	87.12	15.60	105.81	11.50	150.19	90.05 to 99.50		44,540	38,803
10/01/03 TO 12/31/03	49	94.38	94.93	84.90	22.75	111.82	30.00	169.17	90.07 to 102.28		36,380	30,885
01/01/04 TO 03/31/04	39	95.99	100.17	85.48	20.57	117.19	44.52	311.00	84.71 to 105.29		40,994	35,041
04/01/04 TO 06/30/04	44	89.34	92.19	84.73	16.15	108.81	65.89	167.75	83.29 to 96.54		50,152	42,492
<u>Study Years</u>												
07/01/02 TO 06/30/03	148	98.39	100.16	90.33	15.01	110.88	28.72	248.80	96.09 to 99.80		41,047	37,079
07/01/03 TO 06/30/04	191	94.15	94.52	85.67	18.75	110.32	11.50	311.00	90.60 to 96.54		43,015	36,853
<u>Calendar Yrs</u>												
01/01/03 TO 12/31/03	181	95.83	94.71	85.67	17.67	110.55	11.50	248.80	93.22 to 98.47		43,082	36,908
<u>ALL</u>												
	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00		42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

PAGE:2 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	59	99.77	106.67	95.09	19.93	112.19	41.20	180.61	96.22 to 106.13	29,134	27,702
BLOOMFIELD V	3	66.22	66.54	64.27	11.71	103.54	55.08	78.33	N/A	3,083	1,981
CENTER	3	96.03	95.80	92.06	13.16	104.06	76.72	114.63	N/A	16,416	15,113
CENTER V	2	101.57	101.57	101.38	0.75	100.19	100.80	102.33	N/A	2,000	2,027
CREIGHTON	37	98.22	100.17	91.53	11.24	109.44	65.89	127.81	94.38 to 106.31	37,395	34,226
CREIGHTON MH	1	98.97	98.97	98.97			98.97	98.97	N/A	15,000	14,845
CREIGHTON V	9	94.09	125.13	81.18	57.45	154.14	54.70	311.00	66.25 to 248.80	7,805	6,336
CROFTON	15	96.15	92.44	87.99	13.25	105.06	58.78	112.55	82.42 to 108.36	61,094	53,753
CROFTON V	7	92.12	92.82	80.01	45.33	116.02	11.50	219.00	11.50 to 219.00	3,763	3,010
LAKE	51	92.04	88.90	86.23	14.73	103.09	52.66	118.58	81.47 to 98.71	106,094	91,487
LAKE MH	9	93.22	86.83	82.91	13.24	104.72	65.19	105.76	70.63 to 104.75	51,677	42,848
LAKE V	57	95.86	93.43	88.33	19.30	105.77	30.00	169.17	88.31 to 99.50	14,845	13,113
NIOBRARA	5	92.90	94.38	95.14	4.23	99.20	89.41	102.80	N/A	58,800	55,942
NIOBRARA MH	4	92.15	90.42	90.83	5.08	99.55	79.50	97.88	N/A	12,375	11,240
NIOBRARA V	1	69.00	69.00	69.00			69.00	69.00	N/A	2,500	1,725
RURAL	16	93.94	92.39	89.19	12.23	103.59	70.55	116.50	77.96 to 102.63	64,166	57,229
RURAL MH	2	96.35	96.35	92.35	12.47	104.34	84.33	108.37	N/A	20,250	18,700
RURAL V	7	90.63	85.55	50.14	21.75	170.63	28.72	113.96	28.72 to 113.96	85,357	42,795
VERDEL	2	92.00	92.00	92.77	2.10	99.17	90.07	93.93	N/A	25,000	23,192
VERDIGRE	16	97.26	99.00	94.52	8.95	104.74	84.61	119.40	90.31 to 106.48	27,406	25,905
VERDIGRE MH	1	97.98	97.98	97.98			97.98	97.98	N/A	25,000	24,495
WAUSA	28	98.56	101.88	94.72	13.81	107.56	72.96	168.50	90.60 to 107.65	29,210	27,669
WINNETOON	1	98.00	98.00	98.00			98.00	98.00	N/A	20,000	19,600
WINNETOON MH	1	99.50	99.50	99.50			99.50	99.50	N/A	10,000	9,950
WINNETOON V	2	98.00	98.00	98.29	5.61	99.71	92.50	103.50	N/A	1,900	1,867
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	197	97.61	101.35	92.73	17.48	109.29	11.50	311.00	96.00 to 99.28	29,971	27,793
2	7	93.40	92.39	91.09	13.73	101.43	72.00	113.14	72.00 to 113.14	49,714	45,284
3	135	94.23	90.84	83.78	16.77	108.43	28.72	169.17	88.35 to 97.30	59,546	49,886
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

(!: AVTot=0)
(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	257	96.42	97.36	89.38	14.64	108.93	41.20	180.61	94.84 to 98.41	50,111	44,789
2	82	95.04	95.79	71.94	25.38	133.15	11.50	311.00	90.00 to 98.47	17,223	12,390
____ALL____											
	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	209	96.78	100.84	92.13	17.69	109.45	11.50	311.00	95.49 to 99.66	32,600	30,035
06	110	93.89	90.66	83.31	17.79	108.82	28.72	169.17	87.97 to 98.03	62,077	51,716
07	20	94.57	91.42	86.36	9.52	105.86	65.19	108.37	84.33 to 98.97	32,455	28,027
____ALL____											
	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049											
08-0036	3	93.93	93.29	93.80	2.06	99.45	90.07	95.86	N/A	25,000	23,450
54-0013	59	98.22	102.68	90.08	17.59	113.98	54.70	311.00	94.38 to 102.33	30,397	27,382
54-0096	126	93.53	91.21	86.27	18.86	105.73	11.50	219.00	88.35 to 97.86	56,794	48,997
54-0501	23	92.33	90.67	89.38	10.00	101.45	65.19	113.96	84.33 to 96.54	38,778	34,658
54-0505	5	100.58	96.06	98.95	5.60	97.08	80.00	102.17	N/A	19,094	18,894
54-0576	31	96.89	99.56	90.65	14.69	109.83	72.96	168.50	90.20 to 106.81	34,529	31,301
54-0583	24	96.75	95.80	73.25	11.63	130.78	28.72	119.40	90.31 to 106.44	50,305	36,848
54-0586	68	99.53	104.34	95.98	19.72	108.71	41.20	180.61	96.09 to 104.33	29,431	28,248
70-0005											
70-0542											
NonValid School											
____ALL____											
	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

PAGE:4 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	92	93.88	94.26	73.51	25.59	128.23	11.50	311.00	86.50 to 97.93	18,523	13,616
Prior TO 1860											
1860 TO 1899	24	95.66	100.08	91.36	14.39	109.54	65.89	168.50	90.20 to 109.24	19,058	17,411
1900 TO 1919	66	100.16	103.73	92.16	16.53	112.55	62.17	177.18	96.22 to 106.44	27,348	25,204
1920 TO 1939	16	97.54	104.91	92.54	17.98	113.36	72.96	180.61	87.87 to 115.39	39,416	36,476
1940 TO 1949	10	97.97	98.34	96.92	4.94	101.47	89.41	113.40	90.31 to 106.81	33,700	32,661
1950 TO 1959	20	101.05	103.26	99.69	12.21	103.57	80.95	179.91	92.90 to 106.48	38,249	38,132
1960 TO 1969	28	96.98	98.21	94.31	12.06	104.13	67.25	132.28	87.32 to 108.08	52,401	49,421
1970 TO 1979	44	93.31	88.68	83.22	13.25	106.56	52.66	112.55	81.47 to 96.57	67,013	55,771
1980 TO 1989	25	93.93	91.65	84.52	14.31	108.44	64.78	123.41	80.59 to 101.79	79,538	67,225
1990 TO 1994	3	87.00	92.21	94.20	11.37	97.88	79.97	109.65	N/A	127,333	119,950
1995 TO 1999	6	97.92	92.86	92.41	5.73	100.48	69.03	98.71	69.03 to 98.71	160,083	147,933
2000 TO Present	5	88.35	90.53	89.24	9.57	101.45	79.85	101.73	N/A	169,000	150,811
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	43	97.88	105.68	97.54	31.47	108.35	11.50	311.00	90.47 to 103.00	2,372	2,314
5000 TO 9999	36	112.42	114.62	114.58	20.01	100.03	34.67	180.61	100.80 to 123.14	7,256	8,314
Total \$											
1 TO 9999	79	102.28	109.75	109.79	27.33	99.96	11.50	311.00	96.87 to 111.85	4,598	5,048
10000 TO 29999	102	98.92	99.51	97.81	13.05	101.74	41.20	150.19	96.03 to 102.87	17,357	16,977
30000 TO 59999	79	95.51	92.93	93.10	10.68	99.82	44.82	123.41	92.90 to 97.61	43,424	40,428
60000 TO 99999	47	89.67	87.78	87.34	12.47	100.50	58.78	118.58	81.10 to 94.15	77,124	67,360
100000 TO 149999	17	75.69	80.12	79.97	15.16	100.19	53.70	112.74	71.28 to 93.40	124,747	99,756
150000 TO 249999	14	86.37	85.61	85.60	13.95	100.01	52.66	109.65	69.03 to 98.71	186,414	159,574
250000 TO 499999	1	28.72	28.72	28.72			28.72	28.72	N/A	371,500	106,705
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

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(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	43	96.00	100.99	88.68	30.21	113.88	11.50	311.00	90.00 to 102.50	2,442	2,165
5000 TO 9999	36	101.29	104.54	97.55	22.68	107.17	41.20	179.91	90.64 to 112.53	7,771	7,580
Total \$											
1 TO 9999	79	98.47	102.61	95.13	26.80	107.86	11.50	311.00	92.50 to 102.33	4,870	4,633
10000 TO 29999	113	98.97	101.87	96.05	15.35	106.07	44.52	180.61	96.03 to 103.16	18,714	17,974
30000 TO 59999	78	94.69	91.83	89.14	11.25	103.01	58.78	123.41	89.67 to 96.78	49,159	43,822
60000 TO 99999	44	93.34	89.91	87.04	12.90	103.30	53.70	118.58	80.59 to 98.22	84,177	73,269
100000 TO 149999	15	81.47	80.77	73.29	19.80	110.20	28.72	112.74	69.03 to 98.71	155,886	114,255
150000 TO 249999	10	93.74	92.90	92.63	8.13	100.29	79.85	109.65	81.14 to 101.56	191,500	177,385
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	93	94.09	94.32	73.58	25.32	128.18	11.50	311.00	86.50 to 98.03	18,378	13,523
10	2	103.27	103.27	103.94	14.82	99.36	87.97	118.58	N/A	57,500	59,765
20	133	97.88	100.68	87.57	16.18	114.97	53.70	180.61	95.01 to 100.81	33,838	29,633
30	96	96.39	95.06	90.29	11.65	105.29	52.66	143.52	92.90 to 98.79	66,849	60,357
40	15	90.60	92.12	91.31	11.55	100.89	72.96	110.71	80.27 to 104.02	103,250	94,274
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	89	94.09	94.87	73.25	25.54	129.51	11.50	311.00	86.50 to 98.03	18,537	13,579
100	19	94.91	92.26	88.10	8.90	104.71	65.19	108.37	84.33 to 99.50	29,426	25,926
101	136	98.56	100.51	90.49	14.20	111.07	53.70	180.61	96.42 to 100.84	50,625	45,812
102	18	95.18	96.81	95.04	12.64	101.87	72.39	132.28	90.47 to 108.36	74,902	71,185
103	3	102.80	104.28	103.80	4.63	100.46	97.88	112.15	N/A	63,233	65,635
104	70	92.83	94.68	85.22	15.80	111.10	52.66	167.75	89.67 to 97.61	51,425	43,825
106	4	92.21	82.06	82.82	20.77	99.08	41.20	102.63	N/A	14,835	12,286
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	339	MEDIAN:	96	COV:	27.88	95% Median C.I.:	94.42 to 98.00
TOTAL Sales Price:	14,307,341	WGT. MEAN:	88	STD:	27.04	95% Wgt. Mean C.I.:	83.86 to 91.45
TOTAL Adj.Sales Price:	14,291,091	MEAN:	97	AVG.ABS.DEV:	16.55	95% Mean C.I.:	94.10 to 99.86
TOTAL Assessed Value:	12,526,870						
AVG. Adj. Sales Price:	42,156	COD:	17.22	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	36,952	PRD:	110.64	MIN Sales Ratio:	11.50		

(!: AVTot=0)
(!: Derived)

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	93	94.09	94.32	73.58	25.32	128.18	11.50	311.00	86.50 to 98.03	18,378	13,523
10	3	104.33	106.49	108.47	3.24	98.18	102.50	112.64	N/A	3,266	3,543
20	15	108.37	113.05	104.90	17.35	107.78	65.19	179.91	101.79 to 113.96	16,065	16,851
30	196	96.33	97.70	89.07	14.11	109.69	52.66	180.61	94.15 to 98.41	52,309	46,589
40	24	95.50	91.35	89.39	9.62	102.19	60.25	110.93	90.07 to 98.33	63,839	57,069
50	8	94.80	93.58	92.33	15.40	101.36	67.25	118.58	67.25 to 118.58	68,300	63,060
ALL	339	96.13	96.98	87.66	17.22	110.64	11.50	311.00	94.42 to 98.00	42,156	36,952

PA&T 2005 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	38.10	95% Median C.I.:	91.57 to 100.67	(! : Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	96	STD:	38.11	95% Wgt. Mean C.I.:	90.25 to 101.31	
TOTAL Adj.Sales Price:	927,925	MEAN:	100	AVG.ABS.DEV:	23.16	95% Mean C.I.:	88.89 to 111.16	
TOTAL Assessed Value:	888,790							
AVG. Adj. Sales Price:	20,620	COD:	23.75	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,750	PRD:	104.43	MIN Sales Ratio:	22.10			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	7	99.62	92.82	96.39	16.87	96.30	26.00	122.00	26.00 to 122.00		12,275	11,831
10/01/01 TO 12/31/01	2	118.00	118.00	89.62	27.12	131.66	86.00	150.00	N/A		13,250	11,875
01/01/02 TO 03/31/02	4	114.53	130.56	99.58	27.04	131.11	97.17	196.00	N/A		37,125	36,967
04/01/02 TO 06/30/02	3	99.00	84.31	89.39	15.97	94.31	53.25	100.67	N/A		15,000	13,408
07/01/02 TO 09/30/02	3	84.90	86.43	84.51	5.43	102.27	80.28	94.10	N/A		59,000	49,858
10/01/02 TO 12/31/02	3	100.00	96.41	97.10	3.83	99.28	88.87	100.36	N/A		35,333	34,310
01/01/03 TO 03/31/03	3	94.79	88.02	85.55	9.45	102.89	71.20	98.07	N/A		17,833	15,256
04/01/03 TO 06/30/03	3	112.57	150.38	114.78	44.10	131.01	94.81	243.75	N/A		24,333	27,930
07/01/03 TO 09/30/03	3	70.25	73.42	91.48	21.35	80.26	52.50	97.50	N/A		8,000	7,318
10/01/03 TO 12/31/03	5	89.54	84.11	93.49	41.84	89.97	22.10	166.20	N/A		12,600	11,780
01/01/04 TO 03/31/04	2	90.64	90.64	92.73	3.46	97.74	87.50	93.78	N/A		24,000	22,255
04/01/04 TO 06/30/04	7	106.07	107.77	111.86	17.19	96.34	72.00	146.00	72.00 to 146.00		11,071	12,385
____Study Years____												
07/01/01 TO 06/30/02	16	100.14	103.81	96.32	22.37	107.77	26.00	196.00	91.57 to 122.00		19,120	18,416
07/01/02 TO 06/30/03	12	94.80	105.31	93.30	20.69	112.87	71.20	243.75	84.90 to 100.36		34,125	31,838
07/01/03 TO 06/30/04	17	92.97	92.73	99.79	26.67	92.93	22.10	166.20	70.25 to 118.57		12,500	12,474
____Calendar Yrs____												
01/01/02 TO 12/31/02	13	99.00	101.82	92.47	17.68	110.12	53.25	196.00	84.90 to 102.00		36,653	33,892
01/01/03 TO 12/31/03	14	93.88	96.86	98.56	34.95	98.28	22.10	243.75	52.50 to 112.57		15,250	15,029
____ALL____												
	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67		20,620	19,750

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	38.10	95% Median C.I.:	91.57 to 100.67	(! : Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	96	STD:	38.11	95% Wgt. Mean C.I.:	90.25 to 101.31	
TOTAL Adj.Sales Price:	927,925	MEAN:	100	AVG.ABS.DEV:	23.16	95% Mean C.I.:	88.89 to 111.16	
TOTAL Assessed Value:	888,790							
AVG. Adj. Sales Price:	20,620	COD:	23.75	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,750	PRD:	104.43	MIN Sales Ratio:	22.10			

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	7	100.67	125.99	115.77	28.03	108.82	94.79	243.75	94.79 to 243.75	15,857	18,357
BLOOMFIELD V	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310
CREIGHTON	9	100.36	107.08	102.07	16.95	104.90	72.00	166.20	86.00 to 123.42	22,444	22,910
CREIGHTON V	1	150.00	150.00	150.00			150.00	150.00	N/A	1,500	2,250
CROFTON	7	88.87	81.67	92.38	13.22	88.40	49.75	97.17	49.75 to 97.17	35,835	33,105
LAKE	1	104.21	104.21	104.21			104.21	104.21	N/A	21,000	21,885
NIOBRARA	2	86.20	86.20	85.03	1.51	101.37	84.90	87.50	N/A	77,500	65,900
RURAL V	1	53.25	53.25	53.25			53.25	53.25	N/A	10,000	5,325
VERDEL	1	22.10	22.10	22.10			22.10	22.10	N/A	5,000	1,105
VERDEL V	1	122.00	122.00	122.00			122.00	122.00	N/A	1,000	1,220
VERDIGRE	5	89.54	77.85	86.71	23.52	89.77	26.00	107.68	N/A	22,015	19,090
VERDIGRE V	1	52.50	52.50	52.50			52.50	52.50	N/A	2,000	1,050
WAUSA	5	98.67	106.55	105.52	12.15	100.98	92.97	146.00	N/A	10,800	11,396
WAUSA V	3	102.00	132.67	132.67	31.37	100.00	100.00	196.00	N/A	1,000	1,326
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	97.50	101.01	96.06	23.64	105.16	22.10	243.75	91.57 to 100.67	20,858	20,036
2	1	53.25	53.25	53.25			53.25	53.25	N/A	10,000	5,325
3	1	104.21	104.21	104.21			104.21	104.21	N/A	21,000	21,885
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	97.33	100.40	96.30	20.51	104.26	22.10	243.75	91.57 to 100.67	25,880	24,922
2	11	100.00	98.85	86.27	32.83	114.58	49.75	196.00	52.50 to 150.00	4,363	3,764
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

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Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	38.10	95% Median C.I.:	91.57 to 100.67	(! : Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	96	STD:	38.11	95% Wgt. Mean C.I.:	90.25 to 101.31	
TOTAL Adj.Sales Price:	927,925	MEAN:	100	AVG.ABS.DEV:	23.16	95% Mean C.I.:	88.89 to 111.16	
TOTAL Assessed Value:	888,790							
AVG. Adj. Sales Price:	20,620	COD:	23.75	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,750	PRD:	104.43	MIN Sales Ratio:	22.10			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049											
08-0036	2	72.05	72.05	38.75	69.33	185.94	22.10	122.00	N/A	3,000	1,162
54-0013	10	103.21	111.37	102.43	19.65	108.73	72.00	166.20	86.00 to 150.00	20,350	20,844
54-0096	8	90.22	84.48	93.30	13.52	90.56	49.75	104.21	49.75 to 104.21	33,981	31,703
54-0501	2	86.20	86.20	85.03	1.51	101.37	84.90	87.50	N/A	77,500	65,900
54-0505											
54-0576	8	100.50	116.34	106.95	19.81	108.78	92.97	196.00	92.97 to 196.00	7,125	7,620
54-0583	7	71.20	70.71	83.41	32.16	84.77	26.00	107.68	26.00 to 107.68	17,439	14,546
54-0586	8	99.83	121.15	115.39	26.40	104.99	87.33	243.75	87.33 to 243.75	14,062	16,226
70-0005											
70-0542											
NonValid School											
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	16	92.84	93.01	91.62	30.24	101.52	26.00	196.00	53.25 to 104.21	10,803	9,897
Prior TO 1860											
1860 TO 1899	1	80.28	80.28	80.28			80.28	80.28	N/A	25,000	20,070
1900 TO 1919	20	99.37	108.06	101.92	25.54	106.03	22.10	243.75	93.78 to 112.57	16,153	16,463
1920 TO 1939											
1940 TO 1949	1	99.62	99.62	99.62			99.62	99.62	N/A	26,000	25,900
1950 TO 1959	1	86.00	86.00	86.00			86.00	86.00	N/A	25,000	21,500
1960 TO 1969	1	98.67	98.67	98.67			98.67	98.67	N/A	15,000	14,800
1970 TO 1979	4	92.33	97.03	93.17	11.73	104.14	84.90	118.57	N/A	80,250	74,772
1980 TO 1989	1	99.00	99.00	99.00			99.00	99.00	N/A	20,000	19,800
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

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Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	38.10	95% Median C.I.:	91.57 to 100.67	(! : Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	96	STD:	38.11	95% Wgt. Mean C.I.:	90.25 to 101.31	
TOTAL Adj.Sales Price:	927,925	MEAN:	100	AVG.ABS.DEV:	23.16	95% Mean C.I.:	88.89 to 111.16	
TOTAL Assessed Value:	888,790							
AVG. Adj. Sales Price:	20,620	COD:	23.75	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,750	PRD:	104.43	MIN Sales Ratio:	22.10			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	101.00	110.01	101.95	32.17	107.90	52.50	196.00	52.50 to 196.00	1,375	1,401
5000 TO 9999	12	96.08	97.67	103.59	37.29	94.28	22.10	243.75	49.75 to 123.42	6,993	7,245
Total \$											
1 TO 9999	20	99.03	102.60	103.40	35.03	99.23	22.10	243.75	87.33 to 122.00	4,746	4,907
10000 TO 29999	19	98.67	99.43	97.71	16.82	101.76	53.25	166.20	86.00 to 106.07	18,578	18,152
30000 TO 59999	3	93.78	92.48	92.98	2.11	99.47	88.87	94.81	N/A	40,000	37,191
60000 TO 99999	1	100.36	100.36	100.36			100.36	100.36	N/A	75,000	75,270
100000 TO 149999	2	91.03	91.03	90.84	6.74	100.21	84.90	97.17	N/A	142,500	129,445
ALL											
	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	90.72	89.34	66.59	41.90	134.15	22.10	196.00	49.75 to 122.00	2,666	1,775
5000 TO 9999	8	94.82	91.81	88.93	16.59	103.24	53.25	123.42	53.25 to 123.42	8,303	7,383
Total \$											
1 TO 9999	20	92.84	90.33	81.67	31.35	110.60	22.10	196.00	70.25 to 102.00	4,921	4,019
10000 TO 29999	19	99.00	110.79	101.32	21.60	109.35	71.20	243.75	89.54 to 112.57	18,500	18,743
30000 TO 59999	3	94.81	102.39	100.10	8.72	102.29	93.78	118.57	N/A	39,333	39,371
60000 TO 99999	1	100.36	100.36	100.36			100.36	100.36	N/A	75,000	75,270
100000 TO 149999	2	91.03	91.03	90.84	6.74	100.21	84.90	97.17	N/A	142,500	129,445
ALL											
	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	94.43	99.53	89.40	33.82	111.33	49.75	196.00	53.25 to 146.00	7,857	7,023
10	21	94.81	100.81	99.29	25.49	101.53	22.10	243.75	89.54 to 100.67	18,091	17,963
20	10	98.56	99.06	94.34	8.62	105.00	80.28	118.57	84.90 to 112.57	43,800	41,323
ALL											
	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

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Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	38.10	95% Median C.I.:	91.57 to 100.67	(! : Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	96	STD:	38.11	95% Wgt. Mean C.I.:	90.25 to 101.31	
TOTAL Adj.Sales Price:	927,925	MEAN:	100	AVG.ABS.DEV:	23.16	95% Mean C.I.:	88.89 to 111.16	
TOTAL Assessed Value:	888,790							
AVG. Adj. Sales Price:	20,620	COD:	23.75	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,750	PRD:	104.43	MIN Sales Ratio:	22.10			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	100.00	98.85	86.27	32.83	114.58	49.75	196.00	52.50 to 150.00	4,363	3,764
326	2	72.29	72.29	104.55	64.03	69.14	26.00	118.57	N/A	16,500	17,250
340	1	100.36	100.36	100.36			100.36	100.36	N/A	75,000	75,270
344	8	98.08	98.19	95.27	14.52	103.06	72.00	146.00	72.00 to 146.00	17,500	16,672
352	1	97.17	97.17	97.17			97.17	97.17	N/A	138,000	134,090
353	5	101.00	131.91	117.71	36.25	112.06	92.97	243.75	N/A	12,900	15,185
384	1	98.07	98.07	98.07			98.07	98.07	N/A	7,500	7,355
406	6	103.33	101.66	109.62	31.36	92.74	22.10	166.20	22.10 to 166.20	8,475	9,290
442	3	89.54	89.40	87.12	3.30	102.62	84.90	93.78	N/A	70,666	61,565
470	1	87.50	87.50	87.50			87.50	87.50	N/A	8,000	7,000
483	1	100.67	100.67	100.67			100.67	100.67	N/A	15,000	15,100
528	2	103.65	103.65	101.53	3.89	102.09	99.62	107.68	N/A	17,037	17,297
539	1	94.81	94.81	94.81			94.81	94.81	N/A	50,000	47,405
851	2	80.04	80.04	81.39	11.03	98.33	71.20	88.87	N/A	26,000	21,162
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750
04											
ALL	45	97.50	100.02	95.78	23.75	104.43	22.10	243.75	91.57 to 100.67	20,620	19,750

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	93	MEDIAN:	75	COV:	22.43	95% Median C.I.:	69.66 to 79.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,292,332	WGT. MEAN:	75	STD:	17.07	95% Wgt. Mean C.I.:	71.68 to 78.43	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,236,782	MEAN:	76	AVG.ABS.DEV:	13.49	95% Mean C.I.:	72.61 to 79.55	
(AgLand) TOTAL Assessed Value:	7,683,205							
AVG. Adj. Sales Price:	110,072	COD:	18.01	MAX Sales Ratio:	120.51			
AVG. Assessed Value:	82,615	PRD:	101.36	MIN Sales Ratio:	40.44			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	3	78.49	79.94	78.14	3.91	102.30	76.06	85.26	N/A		43,583	34,056
10/01/01 TO 12/31/01												
01/01/02 TO 03/31/02	6	76.78	81.40	83.50	22.61	97.48	51.03	107.99	51.03 to 107.99		118,000	98,528
04/01/02 TO 06/30/02	8	78.84	80.01	77.29	9.30	103.52	67.13	95.32	67.13 to 95.32		106,585	82,381
07/01/02 TO 09/30/02	1	55.86	55.86	55.86			55.86	55.86	N/A		65,250	36,450
10/01/02 TO 12/31/02	8	82.39	81.51	81.05	12.76	100.57	59.53	106.60	59.53 to 106.60		120,038	97,293
01/01/03 TO 03/31/03	15	73.64	76.52	72.74	17.76	105.20	47.33	120.51	65.26 to 81.41		141,297	102,779
04/01/03 TO 06/30/03	17	82.31	81.11	81.15	16.61	99.95	49.22	113.72	67.50 to 95.11		95,438	77,447
07/01/03 TO 09/30/03	4	87.55	88.04	86.67	13.43	101.57	71.00	106.06	N/A		80,486	69,760
10/01/03 TO 12/31/03	7	67.61	71.20	73.67	22.41	96.64	46.74	95.09	46.74 to 95.09		129,261	95,230
01/01/04 TO 03/31/04	12	67.97	67.38	66.95	13.19	100.64	45.56	85.95	60.46 to 77.39		127,837	85,585
04/01/04 TO 06/30/04	12	63.11	67.76	67.36	21.22	100.60	40.44	105.26	54.85 to 88.69		84,752	57,085
____Study Years____												
07/01/01 TO 06/30/02	17	78.49	80.49	79.96	12.89	100.67	51.03	107.99	72.03 to 87.58		99,496	79,552
07/01/02 TO 06/30/03	41	76.36	78.89	77.04	17.89	102.40	47.33	120.51	69.66 to 83.74		116,280	89,587
07/01/03 TO 06/30/04	35	67.62	70.64	70.35	19.54	100.41	40.44	106.06	62.66 to 77.39		107,938	75,934
____Calendar Yrs____												
01/01/02 TO 12/31/02	23	80.66	79.84	79.85	14.69	100.00	51.03	107.99	72.03 to 85.80		112,445	89,783
01/01/03 TO 12/31/03	43	76.36	78.54	76.56	18.84	102.59	46.74	120.51	69.66 to 83.43		115,551	88,464
____ALL____												
	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17		110,072	82,615

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	93	MEDIAN:	75	COV:	22.43	95% Median C.I.:	69.66 to 79.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,292,332	WGT. MEAN:	75	STD:	17.07	95% Wgt. Mean C.I.:	71.68 to 78.43	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,236,782	MEAN:	76	AVG.ABS.DEV:	13.49	95% Mean C.I.:	72.61 to 79.55	
(AgLand) TOTAL Assessed Value:	7,683,205							
AVG. Adj. Sales Price:	110,072	COD:	18.01	MAX Sales Ratio:	120.51			
AVG. Assessed Value:	82,615	PRD:	101.36	MIN Sales Ratio:	40.44			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
207	1	46.91	46.91	46.91			46.91	46.91	N/A	201,000	94,280
209	1	46.74	46.74	46.74			46.74	46.74	N/A	89,632	41,895
215	4	90.29	94.29	93.24	15.09	101.13	76.06	120.51	N/A	48,303	45,037
217	2	98.02	98.02	84.50	16.02	115.99	82.31	113.72	N/A	58,817	49,702
415	2	76.88	76.88	94.97	33.62	80.95	51.03	102.73	N/A	100,000	94,972
417	2	87.75	87.75	95.97	21.66	91.44	68.74	106.76	N/A	75,750	72,695
419	1	83.43	83.43	83.43			83.43	83.43	N/A	20,000	16,685
425	2	86.44	86.44	90.63	21.77	95.38	67.62	105.26	N/A	110,220	99,895
427	2	87.79	87.79	91.00	23.01	96.48	67.59	107.99	N/A	82,000	74,617
459	2	71.05	71.05	71.55	5.11	99.31	67.42	74.68	N/A	245,500	175,647
463	3	58.12	64.72	59.25	23.72	109.22	47.33	88.69	N/A	108,033	64,015
465	3	77.53	84.56	83.77	11.33	100.94	74.89	101.25	N/A	150,816	126,338
467	6	67.55	72.00	70.26	11.70	102.48	59.53	95.11	59.53 to 95.11	60,891	42,782
469	5	50.63	54.88	62.54	13.91	87.75	45.56	73.64	N/A	39,790	24,884
471	6	66.86	69.20	68.79	16.16	100.61	54.85	85.95	54.85 to 85.95	143,478	98,691
669	3	76.36	75.57	84.90	22.66	89.01	49.22	101.13	N/A	112,066	95,150
671	12	68.37	72.11	71.96	15.28	100.22	52.98	93.54	61.89 to 90.54	95,438	68,677
673	2	81.96	81.96	81.36	3.41	100.73	79.17	84.75	N/A	38,100	31,000
675	6	72.25	68.66	68.40	13.72	100.38	40.44	81.41	40.44 to 81.41	126,291	86,384
677	4	74.94	79.17	74.62	19.88	106.10	60.20	106.60	N/A	178,337	133,073
679	2	86.83	86.83	84.98	7.10	102.18	80.66	93.00	N/A	170,445	144,837
681	1	65.47	65.47	65.47			65.47	65.47	N/A	206,900	135,465
723	4	73.28	74.80	75.75	4.48	98.74	71.00	81.62	N/A	140,336	106,308
725	1	66.30	66.30	66.30			66.30	66.30	N/A	194,000	128,625
727	2	73.29	73.29	72.97	1.24	100.44	72.38	74.20	N/A	153,750	112,190
729	1	85.80	85.80	85.80			85.80	85.80	N/A	83,600	71,730
731	4	94.62	91.58	78.51	13.41	116.65	71.00	106.06	N/A	176,396	138,482
733	4	81.11	83.24	82.78	6.53	100.56	77.39	93.33	N/A	37,500	31,041
735	5	87.58	82.93	81.48	10.62	101.79	64.50	95.09	N/A	121,611	99,086
ALL											
	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	93	MEDIAN:	75	COV:	22.43	95% Median C.I.:	69.66 to 79.17	(! : Derived)
(AgLand) TOTAL Sales Price:	10,292,332	WGT. MEAN:	75	STD:	17.07	95% Wgt. Mean C.I.:	71.68 to 78.43	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,236,782	MEAN:	76	AVG.ABS.DEV:	13.49	95% Mean C.I.:	72.61 to 79.55	
(AgLand) TOTAL Assessed Value:	7,683,205							
AVG. Adj. Sales Price:	110,072	COD:	18.01	MAX Sales Ratio:	120.51			
AVG. Assessed Value:	82,615	PRD:	101.36	MIN Sales Ratio:	40.44			

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AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	8	73.28	75.58	75.13	9.38	100.60	65.47	93.00	65.47 to 93.00	162,891	122,375
2	9	74.20	80.33	78.67	14.78	102.10	67.42	107.99	67.59 to 105.26	140,726	110,714
3	74	76.21	76.40	75.53	18.38	101.15	40.44	120.51	69.04 to 81.41	99,682	75,291
4	2	46.82	46.82	46.85	0.18	99.93	46.74	46.91	N/A	145,316	68,087
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
-											
02-0049	1	75.79	75.79	75.79			75.79	75.79	N/A	87,280	66,150
08-0036	1	113.72	113.72	113.72			113.72	113.72	N/A	8,200	9,325
54-0013	21	77.53	79.94	75.74	13.98	105.54	52.98	106.06	71.00 to 86.77	133,057	100,774
54-0096	6	67.61	68.59	67.34	21.95	101.86	46.74	107.99	46.74 to 107.99	136,551	91,950
54-0501	8	83.79	86.81	86.57	18.08	100.28	59.53	120.51	59.53 to 120.51	67,143	58,128
54-0505											
54-0576	6	71.52	71.83	71.64	5.92	100.26	65.47	81.62	65.47 to 81.62	160,374	114,887
54-0583	39	73.04	72.12	75.28	18.24	95.81	40.44	102.73	64.32 to 81.04	84,699	63,759
54-0586	11	80.66	77.92	75.29	19.57	103.50	47.33	106.60	58.12 to 105.26	156,827	118,073
70-0005											
70-0542											
NonValid School											
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

PA&T 2005 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	93	MEDIAN:	75	COV:	22.43	95% Median C.I.:	69.66 to 79.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,292,332	WGT. MEAN:	75	STD:	17.07	95% Wgt. Mean C.I.:	71.68 to 78.43	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,236,782	MEAN:	76	AVG.ABS.DEV:	13.49	95% Mean C.I.:	72.61 to 79.55	
(AgLand) TOTAL Assessed Value:	7,683,205							
AVG. Adj. Sales Price:	110,072	COD:	18.01	MAX Sales Ratio:	120.51			
AVG. Assessed Value:	82,615	PRD:	101.36	MIN Sales Ratio:	40.44			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	47.14	47.14	46.52	3.34	101.33	45.56	48.71	N/A	5,750	2,675
10.01 TO 30.00	4	74.01	80.91	74.97	19.54	107.92	61.89	113.72	N/A	14,086	10,560
30.01 TO 50.00	6	68.58	67.92	65.27	16.82	104.06	50.63	85.26	50.63 to 85.26	24,594	16,052
50.01 TO 100.00	17	78.49	73.88	69.34	16.19	106.54	40.44	93.54	55.86 to 87.58	50,977	35,350
100.01 TO 180.00	42	73.01	76.15	72.60	17.86	104.89	46.74	120.51	67.42 to 76.36	117,309	85,166
180.01 TO 330.00	13	80.66	79.88	77.98	16.90	102.44	52.98	106.76	67.13 to 101.25	152,568	118,968
330.01 TO 650.00	8	81.54	85.74	83.91	10.48	102.18	68.68	102.73	68.68 to 102.73	214,294	179,806
650.01 +	1	71.00	71.00	71.00			71.00	71.00	N/A	530,000	376,315
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	78.83	77.01	74.91	6.45	102.80	67.13	85.26	67.42 to 83.74	120,171	90,014
DRY-N/A	16	73.28	73.16	70.76	14.89	103.40	46.91	105.26	62.66 to 77.39	116,164	82,193
GRASS	34	73.34	74.41	75.39	21.85	98.70	40.44	120.51	61.89 to 85.80	97,270	73,330
GRASS-N/A	26	79.53	79.89	79.69	17.66	100.25	47.33	107.99	67.69 to 91.04	97,069	77,349
IRRGTD	1	106.60	106.60	106.60			106.60	106.60	N/A	96,000	102,335
IRRGTD-N/A	6	66.42	70.16	68.94	13.87	101.77	58.12	95.09	58.12 to 95.09	208,241	143,552
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	19	74.53	73.80	72.09	7.85	102.37	60.68	85.26	67.13 to 79.17	119,022	85,803
DRY-N/A	7	75.79	76.92	73.22	22.79	105.06	46.91	105.26	46.91 to 105.26	114,130	83,566
GRASS	41	75.82	75.45	76.67	20.89	98.41	40.44	120.51	68.68 to 84.75	99,076	75,957
GRASS-N/A	19	76.36	79.66	78.58	18.54	101.37	47.33	107.99	67.61 to 95.11	93,098	73,160
IRRGTD	5	68.35	78.95	74.13	22.53	106.51	60.20	106.60	N/A	169,270	125,472
IRRGTD-N/A	2	66.40	66.40	67.38	12.47	98.55	58.12	74.68	N/A	249,550	168,145
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

PA&T 2005 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	93	MEDIAN:	75	COV:	22.43	95% Median C.I.:	69.66 to 79.17	(! : Derived)
(AgLand) TOTAL Sales Price:	10,292,332	WGT. MEAN:	75	STD:	17.07	95% Wgt. Mean C.I.:	71.68 to 78.43	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,236,782	MEAN:	76	AVG.ABS.DEV:	13.49	95% Mean C.I.:	72.61 to 79.55	
(AgLand) TOTAL Assessed Value:	7,683,205							
AVG. Adj. Sales Price:	110,072	COD:	18.01	MAX Sales Ratio:	120.51			
AVG. Assessed Value:	82,615	PRD:	101.36	MIN Sales Ratio:	40.44			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	75.16	74.64	72.39	11.94	103.12	46.91	105.26	67.13 to 79.17	117,705	85,201
GRASS	59	75.82	76.61	77.20	20.30	99.24	40.44	120.51	68.74 to 82.31	98,355	75,932
GRASS-N/A	1	86.77	86.77	86.77			86.77	86.77	N/A	28,000	24,295
IRRGTD	7	68.35	75.36	71.62	19.55	105.22	58.12	106.60	58.12 to 106.60	192,207	137,664
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	48.71	48.71	48.71			48.71	48.71	N/A	3,500	1,705
5000 TO 9999	3	77.02	78.77	79.22	29.50	99.43	45.56	113.72	N/A	7,466	5,915
Total \$											
1 TO 9999	4	62.87	71.25	75.10	38.36	94.88	45.56	113.72	N/A	6,475	4,862
10000 TO 29999	7	71.00	75.07	75.39	11.35	99.58	61.89	86.77	61.89 to 86.77	22,215	16,748
30000 TO 59999	17	84.75	83.73	85.35	14.11	98.11	50.63	120.51	77.39 to 93.54	40,887	34,895
60000 TO 99999	24	74.54	73.31	74.18	18.96	98.83	40.44	107.99	62.66 to 81.41	81,101	60,160
100000 TO 149999	16	71.04	78.99	79.84	20.29	98.94	59.65	106.76	64.32 to 95.09	120,194	95,960
150000 TO 249999	21	72.03	72.50	72.09	15.88	100.57	46.91	102.73	64.50 to 81.53	196,367	141,561
250000 TO 499999	3	74.68	74.80	74.67	5.52	100.18	68.68	81.04	N/A	279,010	208,328
500000 +	1	71.00	71.00	71.00			71.00	71.00	N/A	530,000	376,315
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	48.71	57.10	57.20	21.52	99.82	45.56	77.02	N/A	5,900	3,375
5000 TO 9999	1	113.72	113.72	113.72			113.72	113.72	N/A	8,200	9,325
Total \$											
1 TO 9999	4	62.87	71.25	75.10	38.36	94.88	45.56	113.72	N/A	6,475	4,862
10000 TO 29999	14	74.20	74.21	74.17	15.22	100.05	50.63	93.33	61.89 to 86.77	28,091	20,836
30000 TO 59999	20	71.84	72.11	68.12	22.11	105.86	40.44	120.51	59.53 to 83.74	61,224	41,704
60000 TO 99999	23	74.20	74.41	71.02	15.06	104.76	46.91	106.06	67.13 to 81.41	102,377	72,712
100000 TO 149999	21	74.53	81.17	77.19	21.05	105.16	54.85	107.99	66.30 to 95.09	163,973	126,573
150000 TO 249999	10	80.85	82.19	80.85	9.16	101.66	68.68	102.73	72.38 to 101.13	226,496	183,121
250000 TO 499999	1	71.00	71.00	71.00			71.00	71.00	N/A	530,000	376,315
ALL	93	74.89	76.08	75.05	18.01	101.36	40.44	120.51	69.66 to 79.17	110,072	82,615

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	342	MEDIAN:	93	COV:	37.80	95% Median C.I.:	90.13 to 95.27
TOTAL Sales Price:	14,326,341	WGT. MEAN:	82	STD:	36.06	95% Wgt. Mean C.I.:	78.20 to 84.93
TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	46	99.82	99.69	91.67	17.94	108.75	54.55	219.00	92.88 to 102.87	36,759	33,696
10/01/02 TO 12/31/02	29	98.53	106.76	93.63	19.51	114.02	56.78	264.38	93.62 to 106.91	34,372	32,183
01/01/03 TO 03/31/03	25	97.49	108.88	81.39	25.78	133.77	45.43	248.80	88.38 to 100.80	67,664	55,071
04/01/03 TO 06/30/03	48	93.15	92.66	83.56	21.68	110.89	20.67	196.33	85.50 to 100.25	35,327	29,518
07/01/03 TO 09/30/03	59	87.80	89.45	78.80	24.45	113.52	11.50	190.85	79.76 to 92.68	44,540	35,096
10/01/03 TO 12/31/03	49	89.28	92.84	82.22	30.91	112.92	13.78	169.17	77.37 to 100.57	36,380	29,913
01/01/04 TO 03/31/04	41	91.40	96.64	75.71	31.77	127.63	7.00	311.00	80.38 to 101.08	39,348	29,792
04/01/04 TO 06/30/04	45	84.56	88.57	74.02	26.30	119.67	41.15	188.00	70.59 to 91.29	49,137	36,369
-----Study Years-----											
07/01/02 TO 06/30/03	148	97.69	100.35	86.86	20.85	115.52	20.67	264.38	94.36 to 100.07	41,047	35,655
07/01/03 TO 06/30/04	194	87.93	91.62	77.65	28.33	117.99	7.00	311.00	84.24 to 92.03	42,448	32,961
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	181	91.93	93.90	81.18	25.70	115.68	11.50	248.80	87.80 to 95.11	43,082	34,973
-----ALL-----											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	342	MEDIAN:	93	COV:	37.80	95% Median C.I.:	90.13 to 95.27
TOTAL Sales Price:	14,326,341	WGT. MEAN:	82	STD:	36.06	95% Wgt. Mean C.I.:	78.20 to 84.93
TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	59	97.89	105.64	92.76	21.24	113.89	41.20	175.22	94.36 to 101.81	29,134	27,024
BLOOMFIELD V	3	66.22	66.54	64.27	11.71	103.54	55.08	78.33	N/A	3,083	1,981
CENTER	3	99.87	93.05	89.05	15.32	104.50	66.70	112.59	N/A	16,416	14,618
CENTER V	2	148.57	148.57	136.63	32.15	108.74	100.80	196.33	N/A	2,000	2,732
CREIGHTON	39	102.14	108.92	92.54	20.61	117.70	41.15	271.40	94.24 to 111.88	35,657	32,996
CREIGHTON MH	1	92.03	92.03	92.03			92.03	92.03	N/A	15,000	13,805
CREIGHTON V	9	94.09	125.12	81.17	57.46	154.15	54.65	311.00	66.20 to 248.80	7,805	6,335
CROFTON	15	87.56	84.96	80.73	15.52	105.24	52.63	108.68	70.20 to 100.79	61,094	49,320
CROFTON V	7	93.67	107.42	103.30	42.44	104.00	11.50	219.00	11.50 to 219.00	3,763	3,887
LAKE	51	81.47	83.89	76.77	25.13	109.27	48.61	190.85	70.17 to 89.22	106,094	81,450
LAKE MH	9	59.51	65.59	61.88	22.62	106.00	36.33	99.50	54.55 to 91.39	51,677	31,976
LAKE V	57	90.05	87.32	84.43	26.58	103.42	13.78	191.70	76.51 to 95.86	14,845	12,534
NIOBRARA	5	84.71	84.62	86.07	7.67	98.32	69.55	100.36	N/A	58,800	50,610
NIOBRARA MH	4	82.57	78.84	79.94	18.56	98.62	54.21	96.00	N/A	12,375	9,892
NIOBRARA V	1	69.00	69.00	69.00			69.00	69.00	N/A	2,500	1,725
RURAL	16	74.33	78.60	72.59	23.18	108.27	48.78	116.50	60.22 to 97.49	64,166	46,581
RURAL MH	2	96.35	96.35	92.35	12.47	104.34	84.33	108.37	N/A	20,250	18,700
RURAL V	7	95.99	112.75	61.69	43.11	182.79	45.43	264.38	45.43 to 264.38	85,357	52,653
VERDEL	2	83.00	83.00	85.25	6.78	97.36	77.37	88.63	N/A	25,000	21,312
VERDIGRE	16	97.00	100.15	94.17	12.06	106.35	80.21	128.00	86.48 to 111.47	27,406	25,809
VERDIGRE MH	1	117.54	117.54	117.54			117.54	117.54	N/A	25,000	29,385
VERDIGRE V	1	7.00	7.00	7.00			7.00	7.00	N/A	12,000	840
WAUSA	28	103.11	104.55	95.37	18.85	109.62	67.24	187.50	90.77 to 107.72	29,210	27,859
WINNETOON	1	85.00	85.00	85.00			85.00	85.00	N/A	20,000	17,000
WINNETOON MH	1	76.45	76.45	76.45			76.45	76.45	N/A	10,000	7,645
WINNETOON V	2	125.38	125.38	127.11	26.22	98.64	92.50	158.25	N/A	1,900	2,415
ALL	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	200	96.51	102.70	90.56	23.30	113.41	7.00	311.00	93.77 to 99.80	29,616	26,820
2	7	68.73	77.78	64.94	23.13	119.78	55.16	113.14	55.16 to 113.14	49,714	32,282
3	135	84.33	85.49	75.65	27.48	113.00	13.78	264.38	76.51 to 89.54	59,546	45,048
ALL	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	257	93.06	95.37	82.29	22.19	115.89	36.33	271.40	90.13 to 96.25	49,967	41,117
2	85	91.90	95.50	75.21	34.85	126.97	7.00	311.00	80.00 to 95.99	17,274	12,992
_____ALL_____											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	95.99	102.03	87.81	24.32	116.20	7.00	311.00	93.64 to 99.28	32,228	28,298
06	110	84.50	85.32	76.24	26.78	111.91	13.78	191.70	76.51 to 90.20	62,077	47,327
07	20	80.39	80.58	71.85	25.23	112.14	36.33	127.24	59.51 to 96.00	32,455	23,319
_____ALL_____											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049											
08-0036	3	88.63	87.29	88.79	6.96	98.31	77.37	95.86	N/A	25,000	22,196
54-0013	61	99.48	108.75	88.10	28.03	123.44	41.15	311.00	92.15 to 103.50	29,515	26,003
54-0096	126	85.25	84.24	76.65	25.91	109.90	11.50	219.00	76.51 to 90.05	56,794	43,533
54-0501	23	84.71	90.39	82.16	25.37	110.02	36.33	264.38	72.81 to 95.99	38,778	31,858
54-0505	5	80.00	118.01	84.45	62.98	139.74	58.65	190.85	N/A	19,094	16,126
54-0576	31	99.62	101.32	89.23	20.60	113.55	63.49	187.50	87.15 to 106.91	34,529	30,809
54-0583	25	94.62	92.15	74.63	19.28	123.49	7.00	128.00	84.56 to 108.37	48,773	36,397
54-0586	68	97.32	102.97	92.70	21.14	111.09	41.20	175.22	93.77 to 101.42	29,431	27,282
70-0005											
70-0542											
NonValid School											
_____ALL_____											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	342	MEDIAN:	93	COV:	37.80	95% Median C.I.:	90.13 to 95.27
TOTAL Sales Price:	14,326,341	WGT. MEAN:	82	STD:	36.06	95% Wgt. Mean C.I.:	78.20 to 84.93
TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	94	90.58	96.01	75.01	36.14	128.00	7.00	311.00	80.00 to 95.86	18,284	13,714
Prior TO 1860											
1860 TO 1899	24	97.21	98.61	85.77	18.93	114.97	41.15	160.38	87.80 to 111.47	19,058	16,347
1900 TO 1919	67	99.28	103.53	85.98	24.02	120.41	48.78	188.00	90.47 to 106.92	27,007	23,222
1920 TO 1939	16	93.09	101.75	84.73	23.32	120.09	60.22	175.22	83.32 to 121.39	39,416	33,396
1940 TO 1949	10	98.14	96.88	95.53	7.49	101.42	69.55	115.43	92.66 to 106.81	33,700	32,192
1950 TO 1959	20	96.96	96.73	93.50	17.49	103.45	54.55	146.45	87.37 to 106.91	38,249	35,763
1960 TO 1969	28	95.58	97.61	90.93	13.66	107.34	66.49	134.33	88.43 to 100.57	52,401	47,649
1970 TO 1979	44	82.22	79.76	75.38	20.26	105.81	36.33	108.68	70.43 to 92.03	67,013	50,513
1980 TO 1989	25	89.22	93.68	75.33	29.76	124.36	48.61	190.85	67.14 to 105.57	79,538	59,918
1990 TO 1994	3	79.15	70.83	70.09	13.32	101.06	50.85	82.49	N/A	127,333	89,248
1995 TO 1999	6	90.97	90.64	86.64	12.28	104.61	64.02	117.54	64.02 to 117.54	160,083	138,700
2000 TO Present	5	87.73	85.20	83.80	13.58	101.67	58.21	101.73	N/A	169,000	141,616
ALL	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	45	96.00	113.04	107.61	49.82	105.04	11.50	311.00	86.50 to 113.14	2,422	2,607
5000 TO 10000	48	117.72	119.52	116.31	26.54	102.75	54.20	191.70	101.08 to 137.31	7,942	9,237
Total \$											
1 TO 9999	81	104.33	119.12	119.71	40.43	99.50	11.50	311.00	96.00 to 121.81	4,570	5,472
10000 TO 29999	103	98.03	97.46	96.54	17.32	100.95	7.00	155.85	94.09 to 100.30	17,305	16,706
30000 TO 59999	79	89.22	86.64	86.95	15.15	99.65	36.33	115.00	84.71 to 93.62	43,424	37,756
60000 TO 99999	47	83.10	81.53	80.76	17.52	100.95	48.78	118.58	73.84 to 91.29	77,124	62,287
100000 TO 149999	17	66.37	67.85	67.16	16.48	101.03	49.15	114.30	55.93 to 72.74	124,747	83,777
150000 TO 249999	14	81.98	76.00	76.80	15.51	98.96	48.61	97.18	55.57 to 88.88	186,414	143,168
250000 TO 499999	1	45.43	45.43	45.43			45.43	45.43	N/A	371,500	168,765
ALL	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	342	MEDIAN:	93	COV:	37.80	95% Median C.I.:	90.13 to 95.27
TOTAL Sales Price:	14,326,341	WGT. MEAN:	82	STD:	36.06	95% Wgt. Mean C.I.:	78.20 to 84.93
TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	43	92.50	97.82	77.54	43.16	126.15	7.00	311.00	77.75 to 102.14	2,651	2,056
5000 TO 10000	34	101.25	114.53	100.32	37.61	114.17	41.20	271.40	86.57 to 137.00	7,433	7,457
-----Total \$-----											
1 TO 9999	77	96.00	105.20	93.24	41.11	112.83	7.00	311.00	89.05 to 103.50	4,763	4,441
10000 TO 29999	121	98.03	101.85	91.30	22.25	111.56	36.33	264.38	94.09 to 100.79	19,121	17,458
30000 TO 59999	81	87.97	87.08	82.83	16.00	105.13	48.78	128.75	84.71 to 92.68	51,109	42,336
60000 TO 99999	46	81.61	81.39	76.08	20.50	106.98	48.61	118.58	67.85 to 94.62	95,530	72,680
100000 TO 149999	9	82.49	82.09	77.92	18.99	105.35	53.98	114.30	58.21 to 101.73	144,477	112,581
150000 TO 249999	8	86.61	83.14	79.75	10.42	104.25	45.43	97.18	45.43 to 97.18	224,375	178,928
-----ALL-----											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	95	90.97	96.05	75.08	35.71	127.93	7.00	311.00	80.67 to 95.86	18,144	13,622
10	2	103.27	103.27	103.94	14.82	99.36	87.97	118.58	N/A	57,500	59,765
20	134	94.54	98.30	80.13	24.34	122.68	36.33	190.85	91.39 to 99.50	33,619	26,938
30	96	92.89	92.03	82.99	18.61	110.90	41.15	187.50	87.05 to 97.89	66,849	55,479
40	15	88.88	85.82	85.37	10.66	100.53	63.49	106.91	79.27 to 94.84	103,250	88,143
-----ALL-----											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	90.97	96.67	74.81	36.37	129.22	7.00	311.00	80.00 to 95.86	18,289	13,683
100	19	84.33	81.76	74.06	23.68	110.39	36.33	127.24	59.51 to 99.50	29,426	21,793
101	137	96.25	99.52	83.89	20.50	118.63	41.15	190.85	92.88 to 99.84	50,288	42,188
102	18	92.41	91.79	87.80	16.79	104.54	63.00	134.33	79.27 to 103.83	74,902	65,766
103	3	100.36	98.50	98.00	4.10	100.50	91.40	103.73	N/A	63,233	61,971
104	70	87.53	90.94	78.17	23.88	116.34	48.78	187.50	79.15 to 95.41	51,425	40,198
106	4	92.21	81.79	82.46	20.48	99.19	41.20	101.55	N/A	14,835	12,232
-----ALL-----											
	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	14,310,091	MEAN:	95	AVG.ABS.DEV:	23.49	95% Mean C.I.:	91.58 to 99.22
TOTAL Assessed Value:	11,671,640						
AVG. Adj. Sales Price:	41,842	COD:	25.37	MAX Sales Ratio:	311.00		
AVG. Assessed Value:	34,127	PRD:	116.96	MIN Sales Ratio:	7.00		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	95	90.97	96.05	75.08	35.71	127.93	7.00	311.00	80.67 to 95.86	18,144	13,622
10	3	104.33	106.37	108.37	3.35	98.16	102.14	112.64	N/A	3,266	3,540
20	15	110.43	121.85	102.65	28.89	118.71	36.33	190.85	103.73 to 157.42	16,065	16,490
30	197	93.62	95.62	83.31	19.92	114.77	41.15	188.00	90.47 to 96.78	52,066	43,377
40	24	80.11	79.62	75.96	18.09	104.83	52.13	102.50	68.73 to 95.18	63,839	48,489
50	8	64.02	75.86	75.11	26.47	101.01	55.16	118.58	55.16 to 118.58	68,300	51,298
ALL	342	92.58	95.40	81.56	25.37	116.96	7.00	311.00	90.13 to 95.27	41,842	34,127

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	39.03	95% Median C.I.:	87.33 to 102.00	(!: Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	94	STD:	38.63	95% Wgt. Mean C.I.:	87.68 to 99.35	
TOTAL Adj.Sales Price:	927,925	MEAN:	99	AVG.ABS.DEV:	24.69	95% Mean C.I.:	87.69 to 110.27	
TOTAL Assessed Value:	867,755							
AVG. Adj. Sales Price:	20,620	COD:	25.32	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,283	PRD:	105.84	MIN Sales Ratio:	22.10			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	7	102.69	92.07	96.36	17.52	95.55	26.00	122.00	26.00 to 122.00	12,275	11,828
10/01/01 TO 12/31/01	2	118.00	118.00	89.62	27.12	131.66	86.00	150.00	N/A	13,250	11,875
01/01/02 TO 03/31/02	4	114.53	128.35	91.37	28.97	140.48	88.33	196.00	N/A	37,125	33,920
04/01/02 TO 06/30/02	3	99.00	84.75	89.83	16.41	94.34	53.25	102.00	N/A	15,000	13,475
07/01/02 TO 09/30/02	3	84.90	83.99	83.47	8.29	100.62	72.98	94.10	N/A	59,000	49,250
10/01/02 TO 12/31/02	3	100.00	94.75	97.01	7.56	97.67	80.78	103.47	N/A	35,333	34,278
01/01/03 TO 03/31/03	3	94.79	88.02	85.55	9.45	102.89	71.20	98.07	N/A	17,833	15,256
04/01/03 TO 06/30/03	3	112.57	150.38	114.78	44.10	131.01	94.81	243.75	N/A	24,333	27,930
07/01/03 TO 09/30/03	3	70.25	73.42	91.48	21.35	80.26	52.50	97.50	N/A	8,000	7,318
10/01/03 TO 12/31/03	5	72.80	80.76	86.85	51.46	92.99	22.10	166.20	N/A	12,600	10,943
01/01/04 TO 03/31/04	2	86.38	86.38	85.63	1.30	100.88	85.25	87.50	N/A	24,000	20,550
04/01/04 TO 06/30/04	7	109.33	108.24	112.50	16.68	96.21	72.00	146.00	72.00 to 146.00	11,071	12,455
<u>Study Years</u>											
07/01/01 TO 06/30/02	16	102.00	103.01	92.39	22.99	111.49	26.00	196.00	86.00 to 122.00	19,120	17,665
07/01/02 TO 06/30/03	12	94.80	104.28	92.83	22.32	112.34	71.20	243.75	80.78 to 103.47	34,125	31,678
07/01/03 TO 06/30/04	17	87.50	91.44	96.45	29.78	94.81	22.10	166.20	70.25 to 118.57	12,500	12,056
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	13	99.00	100.30	89.55	19.91	112.01	53.25	196.00	80.78 to 103.47	36,653	32,822
01/01/03 TO 12/31/03	14	93.88	95.66	96.59	36.22	99.03	22.10	243.75	52.50 to 112.57	15,250	14,730
<u>ALL</u>											
	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	39.03	95% Median C.I.:	87.33 to 102.00	(!: Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	94	STD:	38.63	95% Wgt. Mean C.I.:	87.68 to 99.35	
TOTAL Adj.Sales Price:	927,925	MEAN:	99	AVG.ABS.DEV:	24.69	95% Mean C.I.:	87.69 to 110.27	
TOTAL Assessed Value:	867,755							
AVG. Adj. Sales Price:	20,620	COD:	25.32	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,283	PRD:	105.84	MIN Sales Ratio:	22.10			

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	7	102.00	126.18	115.95	27.66	108.82	94.79	243.75	94.79 to 243.75	15,857	18,386
BLOOMFIELD V	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310
CREIGHTON	9	103.47	108.13	103.87	16.47	104.11	72.00	166.20	86.00 to 123.42	22,444	23,312
CREIGHTON V	1	150.00	150.00	150.00			150.00	150.00	N/A	1,500	2,250
CROFTON	7	80.78	75.80	84.14	11.29	90.09	49.75	88.33	49.75 to 88.33	35,835	30,152
LAKE	1	104.21	104.21	104.21			104.21	104.21	N/A	21,000	21,885
NIOBRARA	2	86.20	86.20	85.03	1.51	101.37	84.90	87.50	N/A	77,500	65,900
RURAL V	1	53.25	53.25	53.25			53.25	53.25	N/A	10,000	5,325
VERDEL	1	22.10	22.10	22.10			22.10	22.10	N/A	5,000	1,105
VERDEL V	1	122.00	122.00	122.00			122.00	122.00	N/A	1,000	1,220
VERDIGRE	5	72.80	74.50	82.91	28.92	89.85	26.00	107.68	N/A	22,015	18,253
VERDIGRE V	1	52.50	52.50	52.50			52.50	52.50	N/A	2,000	1,050
WAUSA	5	98.67	106.55	105.52	12.15	100.98	92.97	146.00	N/A	10,800	11,396
WAUSA V	3	102.00	132.67	132.67	31.37	100.00	100.00	196.00	N/A	1,000	1,326
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	97.50	99.92	93.71	25.28	106.62	22.10	243.75	87.33 to 102.00	20,858	19,547
2	1	53.25	53.25	53.25			53.25	53.25	N/A	10,000	5,325
3	1	104.21	104.21	104.21			104.21	104.21	N/A	21,000	21,885
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	96.16	99.02	93.91	22.86	105.44	22.10	243.75	86.00 to 102.69	25,880	24,304
2	11	100.00	98.85	86.27	32.83	114.58	49.75	196.00	52.50 to 150.00	4,363	3,764
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	39.03	95% Median C.I.:	87.33 to 102.00	(!: Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	94	STD:	38.63	95% Wgt. Mean C.I.:	87.68 to 99.35	
TOTAL Adj.Sales Price:	927,925	MEAN:	99	AVG.ABS.DEV:	24.69	95% Mean C.I.:	87.69 to 110.27	
TOTAL Assessed Value:	867,755							
AVG. Adj. Sales Price:	20,620	COD:	25.32	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,283	PRD:	105.84	MIN Sales Ratio:	22.10			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049											
08-0036	2	72.05	72.05	38.75	69.33	185.94	22.10	122.00	N/A	3,000	1,162
54-0013	10	106.40	112.32	104.21	18.78	107.78	72.00	166.20	86.00 to 150.00	20,350	21,206
54-0096	8	82.02	79.35	85.69	13.30	92.60	49.75	104.21	49.75 to 104.21	33,981	29,119
54-0501	2	86.20	86.20	85.03	1.51	101.37	84.90	87.50	N/A	77,500	65,900
54-0505											
54-0576	8	100.50	116.34	106.95	19.81	108.78	92.97	196.00	92.97 to 196.00	7,125	7,620
54-0583	7	71.20	68.32	79.98	28.80	85.42	26.00	107.68	26.00 to 107.68	17,439	13,948
54-0586	8	100.50	121.32	115.57	26.39	104.98	87.33	243.75	87.33 to 243.75	14,062	16,251
70-0005											
70-0542											
NonValid School											
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	16	90.72	92.18	91.09	32.29	101.20	26.00	196.00	53.25 to 104.21	10,803	9,840
Prior TO 1860											
1860 TO 1899	1	72.98	72.98	72.98			72.98	72.98	N/A	25,000	18,245
1900 TO 1919	20	99.53	107.02	99.78	27.00	107.26	22.10	243.75	92.97 to 112.57	16,153	16,118
1920 TO 1939											
1940 TO 1949	1	102.69	102.69	102.69			102.69	102.69	N/A	26,000	26,700
1950 TO 1959	1	86.00	86.00	86.00			86.00	86.00	N/A	25,000	21,500
1960 TO 1969	1	98.67	98.67	98.67			98.67	98.67	N/A	15,000	14,800
1970 TO 1979	4	87.92	94.83	89.38	9.81	106.10	84.90	118.57	N/A	80,250	71,725
1980 TO 1989	1	99.00	99.00	99.00			99.00	99.00	N/A	20,000	19,800
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	39.03	95% Median C.I.:	87.33 to 102.00	(!: Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	94	STD:	38.63	95% Wgt. Mean C.I.:	87.68 to 99.35	
TOTAL Adj.Sales Price:	927,925	MEAN:	99	AVG.ABS.DEV:	24.69	95% Mean C.I.:	87.69 to 110.27	
TOTAL Assessed Value:	867,755							
AVG. Adj. Sales Price:	20,620	COD:	25.32	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,283	PRD:	105.84	MIN Sales Ratio:	22.10			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	101.00	110.01	101.95	32.17	107.90	52.50	196.00	52.50 to 196.00	1,375	1,401
5000 TO 10000	16	96.08	100.07	104.79	40.67	95.49	22.10	243.75	53.25 to 127.06	7,745	8,116
Total \$											
1 TO 9999	20	99.03	102.19	102.54	35.45	99.66	22.10	243.75	83.25 to 122.00	4,746	4,866
10000 TO 29999	19	98.67	98.57	96.42	18.51	102.22	53.25	166.20	72.98 to 109.33	18,578	17,914
30000 TO 59999	3	85.25	86.95	88.12	5.48	98.67	80.78	94.81	N/A	40,000	35,246
60000 TO 99999	1	103.47	103.47	103.47			103.47	103.47	N/A	75,000	77,600
100000 TO 149999	2	86.62	86.62	86.56	1.98	100.06	84.90	88.33	N/A	142,500	123,350
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	90.72	89.34	66.59	41.90	134.15	22.10	196.00	49.75 to 122.00	2,666	1,775
5000 TO 10000	8	92.78	90.77	87.69	18.07	103.51	53.25	123.42	53.25 to 123.42	8,303	7,281
Total \$											
1 TO 9999	20	90.80	89.91	80.83	32.51	111.23	22.10	196.00	70.25 to 102.00	4,921	3,978
10000 TO 29999	19	99.00	109.50	99.34	23.72	110.23	71.20	243.75	86.00 to 112.57	18,500	18,378
30000 TO 59999	3	94.81	99.54	97.21	11.72	102.40	85.25	118.57	N/A	39,333	38,235
60000 TO 99999	1	103.47	103.47	103.47			103.47	103.47	N/A	75,000	77,600
100000 TO 149999	2	86.62	86.62	86.56	1.98	100.06	84.90	88.33	N/A	142,500	123,350
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.67	98.95	87.19	34.71	113.49	49.75	196.00	53.25 to 146.00	7,857	6,850
10	21	94.81	99.42	97.74	27.40	101.72	22.10	243.75	85.25 to 103.47	18,091	17,682
20	10	99.25	98.08	91.44	10.83	107.27	72.98	118.57	84.90 to 112.57	43,800	40,050
ALL	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	45	MEDIAN:	98	COV:	39.03	95% Median C.I.:	87.33 to 102.00	(!: Derived)
TOTAL Sales Price:	1,054,925	WGT. MEAN:	94	STD:	38.63	95% Wgt. Mean C.I.:	87.68 to 99.35	
TOTAL Adj.Sales Price:	927,925	MEAN:	99	AVG.ABS.DEV:	24.69	95% Mean C.I.:	87.69 to 110.27	
TOTAL Assessed Value:	867,755							
AVG. Adj. Sales Price:	20,620	COD:	25.32	MAX Sales Ratio:	243.75			
AVG. Assessed Value:	19,283	PRD:	105.84	MIN Sales Ratio:	22.10			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	100.00	98.85	86.27	32.83	114.58	49.75	196.00	52.50 to 150.00	4,363	3,764
326	2	72.29	72.29	104.55	64.03	69.14	26.00	118.57	N/A	16,500	17,250
340	1	103.47	103.47	103.47			103.47	103.47	N/A	75,000	77,600
344	8	98.08	97.69	94.32	15.87	103.57	72.00	146.00	72.00 to 146.00	17,500	16,505
352	1	88.33	88.33	88.33			88.33	88.33	N/A	138,000	121,900
353	5	101.00	131.91	117.71	36.25	112.06	92.97	243.75	N/A	12,900	15,185
384	1	98.07	98.07	98.07			98.07	98.07	N/A	7,500	7,355
406	6	103.33	100.27	108.00	32.70	92.84	22.10	166.20	22.10 to 166.20	8,475	9,153
442	3	84.90	80.98	83.54	4.89	96.94	72.80	85.25	N/A	70,666	59,033
470	1	87.50	87.50	87.50			87.50	87.50	N/A	8,000	7,000
483	1	102.00	102.00	102.00			102.00	102.00	N/A	15,000	15,300
528	2	105.19	105.19	103.87	2.37	101.26	102.69	107.68	N/A	17,037	17,697
539	1	94.81	94.81	94.81			94.81	94.81	N/A	50,000	47,405
851	2	75.99	75.99	76.73	6.30	99.04	71.20	80.78	N/A	26,000	19,950
____ALL____	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283
04											
____ALL____	45	97.50	98.98	93.52	25.32	105.84	22.10	243.75	87.33 to 102.00	20,620	19,283

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	96	MEDIAN:	71	COV:	24.05	95% Median C.I.:	64.28 to 74.49	(!: Derived)
(AgLand) TOTAL Sales Price:	10,394,892	WGT. MEAN:	68	STD:	16.96	95% Wgt. Mean C.I.:	65.24 to 71.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,332,702	MEAN:	71	AVG.ABS.DEV:	13.40	95% Mean C.I.:	67.11 to 73.89	
(AgLand) TOTAL Assessed Value:	7,068,490							
AVG. Adj. Sales Price:	107,632	COD:	18.94	MAX Sales Ratio:	129.68			
AVG. Assessed Value:	73,630	PRD:	103.06	MIN Sales Ratio:	36.95			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	3	74.68	75.93	74.18	4.01	102.37	72.08	81.05	N/A	43,583	32,328
10/01/01 TO 12/31/01											
01/01/02 TO 03/31/02	6	72.24	72.94	75.58	17.55	96.51	46.62	95.33	46.62 to 95.33	118,000	89,180
04/01/02 TO 06/30/02	8	74.34	70.92	67.83	11.37	104.56	55.13	86.31	55.13 to 86.31	106,585	72,292
07/01/02 TO 09/30/02	1	51.03	51.03	51.03			51.03	51.03	N/A	65,250	33,300
10/01/02 TO 12/31/02	8	74.82	74.51	73.20	14.28	101.80	54.39	93.64	54.39 to 93.64	120,038	87,866
01/01/03 TO 03/31/03	15	67.27	69.41	65.63	18.97	105.75	43.51	109.11	56.08 to 76.67	141,297	92,737
04/01/03 TO 06/30/03	17	75.28	74.74	74.83	16.41	99.88	45.27	103.48	62.67 to 87.66	95,438	71,413
07/01/03 TO 09/30/03	4	79.10	81.42	79.52	11.68	102.39	69.77	97.69	N/A	80,486	63,998
10/01/03 TO 12/31/03	8	70.99	73.35	71.29	27.50	102.89	44.44	129.68	44.44 to 129.68	120,604	85,980
01/01/04 TO 03/31/04	14	65.17	66.79	61.26	21.44	109.02	41.63	108.90	53.12 to 78.28	112,141	68,703
04/01/04 TO 06/30/04	12	57.11	60.75	60.08	18.58	101.11	36.95	85.34	51.07 to 79.08	84,752	50,922
<u>Study Years</u>											
07/01/01 TO 06/30/02	17	74.48	72.52	71.56	12.07	101.34	46.62	95.33	64.15 to 81.05	99,496	71,200
07/01/02 TO 06/30/03	41	71.29	72.17	70.09	17.90	102.97	43.51	109.11	64.28 to 77.45	116,280	81,495
07/01/03 TO 06/30/04	38	63.28	67.81	64.97	23.76	104.37	36.95	129.68	56.53 to 74.59	101,941	66,230
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	23	74.19	71.83	71.52	14.79	100.44	46.62	95.33	64.15 to 78.37	112,445	80,420
01/01/03 TO 12/31/03	44	71.84	73.28	70.57	19.40	103.83	43.51	129.68	64.28 to 79.14	114,288	80,657
<u>ALL</u>											
	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	96	MEDIAN:	71	COV:	24.05	95% Median C.I.:	64.28 to 74.49	(!: Derived)
(AgLand) TOTAL Sales Price:	10,394,892	WGT. MEAN:	68	STD:	16.96	95% Wgt. Mean C.I.:	65.24 to 71.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,332,702	MEAN:	71	AVG.ABS.DEV:	13.40	95% Mean C.I.:	67.11 to 73.89	
(AgLand) TOTAL Assessed Value:	7,068,490							
AVG. Adj. Sales Price:	107,632	COD:	18.94	MAX Sales Ratio:	129.68			
AVG. Assessed Value:	73,630	PRD:	103.06	MIN Sales Ratio:	36.95			

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GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
207	1	44.66	44.66	44.66			44.66	44.66	N/A	201,000	89,760
209	1	44.44	44.44	44.44			44.44	44.44	N/A	89,632	39,830
215	4	83.68	87.14	85.99	12.63	101.33	72.08	109.11	N/A	48,303	41,536
217	2	89.38	89.38	77.24	15.77	115.71	75.28	103.48	N/A	58,817	45,432
415	2	71.00	71.00	88.07	34.34	80.62	46.62	95.38	N/A	100,000	88,065
417	2	79.24	79.24	86.20	20.29	91.93	63.16	95.33	N/A	75,750	65,295
419	1	77.45	77.45	77.45			77.45	77.45	N/A	20,000	15,490
425	2	69.57	69.57	72.67	19.98	95.74	55.67	83.47	N/A	110,220	80,095
427	2	70.97	70.97	73.52	22.65	96.53	54.90	87.04	N/A	82,000	60,285
459	2	58.12	58.12	59.00	10.98	98.52	51.74	64.51	N/A	245,500	144,835
463	3	52.78	58.46	53.76	22.46	108.75	43.51	79.08	N/A	108,033	58,075
465	3	70.86	77.64	76.75	10.79	101.16	69.57	92.50	N/A	150,816	115,751
467	6	62.80	66.84	64.75	12.88	103.24	54.39	87.66	54.39 to 87.66	60,891	39,425
469	5	46.25	50.12	57.13	13.95	87.73	41.63	67.27	N/A	39,790	22,733
471	6	62.20	63.87	63.29	14.28	100.92	51.07	78.28	51.07 to 78.28	143,478	90,806
669	3	70.92	69.40	77.71	21.97	89.31	45.27	92.01	N/A	112,066	87,081
671	12	62.81	66.21	66.10	14.67	100.17	48.25	84.19	56.53 to 82.38	95,438	63,086
673	2	76.53	76.53	76.56	0.19	99.96	76.38	76.67	N/A	38,100	29,167
675	6	66.81	63.07	62.84	12.83	100.38	36.95	74.38	36.95 to 74.38	126,291	79,357
677	4	65.67	70.26	66.43	21.01	105.77	56.08	93.64	N/A	178,337	118,476
679	3	90.48	92.56	84.03	11.27	110.16	78.31	108.90	N/A	120,296	101,083
681	2	80.19	80.19	65.98	20.67	121.53	63.61	96.77	N/A	111,410	73,510
723	4	71.20	72.83	73.59	4.13	98.97	69.77	79.14	N/A	140,336	103,267
725	1	64.41	64.41	64.41			64.41	64.41	N/A	194,000	124,965
727	2	55.67	55.67	55.48	0.97	100.34	55.13	56.21	N/A	153,750	85,302
729	2	102.08	102.08	97.55	27.03	104.65	74.49	129.68	N/A	71,800	70,040
731	4	84.22	82.60	70.71	12.35	116.82	64.28	97.69	N/A	176,396	124,721
733	4	77.49	78.38	78.08	5.73	100.39	73.21	85.34	N/A	37,500	29,280
735	5	78.37	72.96	70.89	9.94	102.91	53.12	83.64	N/A	121,611	86,211
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	96	MEDIAN:	71	COV:	24.05	95% Median C.I.:	64.28 to 74.49	(!: Derived)
(AgLand) TOTAL Sales Price:	10,394,892	WGT. MEAN:	68	STD:	16.96	95% Wgt. Mean C.I.:	65.24 to 71.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,332,702	MEAN:	71	AVG.ABS.DEV:	13.40	95% Mean C.I.:	67.11 to 73.89	
(AgLand) TOTAL Assessed Value:	7,068,490							
AVG. Adj. Sales Price:	107,632	COD:	18.94	MAX Sales Ratio:	129.68			
AVG. Assessed Value:	73,630	PRD:	103.06	MIN Sales Ratio:	36.95			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	75.36	79.38	73.81	15.05	107.55	63.61	108.90	64.41 to 96.77	133,905	98,830
2	10	60.36	71.28	66.42	27.42	107.32	51.74	129.68	54.90 to 87.04	132,654	88,111
3	74	70.89	69.90	68.72	17.90	101.71	36.95	109.11	64.15 to 74.59	99,682	68,506
4	2	44.55	44.55	44.59	0.25	99.91	44.44	44.66	N/A	145,316	64,795
____ALL____	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630
____ALL____	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049	1	70.62	70.62	70.62			70.62	70.62	N/A	87,280	61,635
08-0036	1	103.48	103.48	103.48			103.48	103.48	N/A	8,200	8,485
54-0013	22	73.79	74.23	68.41	17.24	108.52	48.25	129.68	62.22 to 80.30	129,736	88,750
54-0096	6	55.29	58.54	58.32	19.06	100.37	44.44	87.04	44.44 to 87.04	136,551	79,640
54-0501	8	78.17	79.59	78.98	17.09	100.77	54.39	109.11	54.39 to 109.11	67,143	53,031
54-0505											
54-0576	7	70.00	73.73	70.03	10.31	105.27	63.61	96.77	63.61 to 96.77	139,737	97,865
54-0583	39	66.72	66.35	69.18	18.19	95.91	36.95	95.38	59.19 to 74.59	84,699	58,593
54-0586	12	76.40	72.44	67.25	21.65	107.73	43.51	108.90	52.78 to 90.48	145,425	97,796
70-0005											
70-0542											
NonValid School											
____ALL____	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	96	MEDIAN:	71	COV:	24.05	95% Median C.I.:	64.28 to 74.49	(!: Derived)
(AgLand) TOTAL Sales Price:	10,394,892	WGT. MEAN:	68	STD:	16.96	95% Wgt. Mean C.I.:	65.24 to 71.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,332,702	MEAN:	71	AVG.ABS.DEV:	13.40	95% Mean C.I.:	67.11 to 73.89	
(AgLand) TOTAL Assessed Value:	7,068,490							
AVG. Adj. Sales Price:	107,632	COD:	18.94	MAX Sales Ratio:	129.68			
AVG. Assessed Value:	73,630	PRD:	103.06	MIN Sales Ratio:	36.95			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	43.03	43.03	42.48	3.26	101.29	41.63	44.43	N/A	5,750	2,442
10.01 TO 30.00	6	85.48	84.94	83.62	21.18	101.58	56.53	108.90	56.53 to 108.90	15,377	12,858
30.01 TO 50.00	6	63.15	62.95	60.36	17.58	104.28	46.25	81.05	46.25 to 81.05	24,594	14,845
50.01 TO 100.00	17	74.68	66.88	61.92	16.84	108.01	36.95	85.34	51.03 to 79.08	50,977	31,566
100.01 TO 180.00	43	69.27	70.41	66.32	19.11	106.17	44.44	129.68	59.71 to 72.40	115,976	76,915
180.01 TO 330.00	13	74.38	72.27	70.60	15.46	102.36	48.25	95.33	62.94 to 83.47	152,568	107,714
330.01 TO 650.00	8	74.54	78.30	76.56	10.87	102.28	62.22	95.38	62.22 to 95.38	214,294	164,054
650.01 +	1	64.28	64.28	64.28			64.28	64.28	N/A	530,000	340,680
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	11	76.67	73.32	66.84	14.89	109.69	51.74	108.90	55.13 to 81.05	111,064	74,235
DRY-N/A	17	70.62	70.22	66.81	14.10	105.11	44.66	96.77	59.71 to 83.47	110,268	73,667
GRASS	34	68.27	67.73	68.50	20.90	98.87	36.95	109.11	56.53 to 76.38	97,270	66,630
GRASS-N/A	27	74.48	74.42	73.51	18.96	101.24	43.51	129.68	62.94 to 85.34	95,696	70,342
IRRGTD	1	93.64	93.64	93.64			93.64	93.64	N/A	96,000	89,895
IRRGTD-N/A	6	56.47	60.40	59.63	11.34	101.29	52.78	79.03	52.78 to 79.03	208,241	124,168
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	72.24	70.69	66.70	12.73	105.98	51.74	108.90	63.61 to 76.67	114,071	76,084
DRY-N/A	8	77.04	73.30	67.16	19.83	109.15	44.66	96.77	44.66 to 96.77	101,854	68,403
GRASS	41	69.77	68.69	69.69	20.05	98.56	36.95	109.11	62.22 to 75.28	99,076	69,049
GRASS-N/A	20	70.89	74.79	72.92	21.24	102.56	43.51	129.68	62.67 to 87.04	91,443	66,681
IRRGTD	5	56.86	67.75	63.66	22.33	106.42	53.12	93.64	N/A	169,270	107,752
IRRGTD-N/A	2	58.64	58.64	59.34	10.00	98.83	52.78	64.51	N/A	249,550	148,072
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	96	MEDIAN:	71	COV:	24.05	95% Median C.I.:	64.28 to 74.49	(!: Derived)
(AgLand) TOTAL Sales Price:	10,394,892	WGT. MEAN:	68	STD:	16.96	95% Wgt. Mean C.I.:	65.24 to 71.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,332,702	MEAN:	71	AVG.ABS.DEV:	13.40	95% Mean C.I.:	67.11 to 73.89	
(AgLand) TOTAL Assessed Value:	7,068,490							
AVG. Adj. Sales Price:	107,632	COD:	18.94	MAX Sales Ratio:	129.68			
AVG. Assessed Value:	73,630	PRD:	103.06	MIN Sales Ratio:	36.95			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	28	72.24	71.44	66.82	15.14	106.91	44.66	108.90	63.61 to 78.31	110,581	73,890
GRASS	60	70.31	70.53	70.65	20.54	99.83	36.95	129.68	63.16 to 75.28	97,716	69,037
GRASS-N/A	1	80.13	80.13	80.13			80.13	80.13	N/A	28,000	22,435
IRRGTD	7	56.86	65.15	62.05	18.89	104.98	52.78	93.64	52.78 to 93.64	192,207	119,272
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	44.43	44.43	44.43			44.43	44.43	N/A	3,500	1,555
5000 TO 10000	3	74.19	73.10	73.28	27.79	99.75	41.63	103.48	N/A	7,466	5,471
Total \$											
1 TO 9999	4	59.31	65.93	69.38	38.62	95.03	41.63	103.48	N/A	6,475	4,492
10000 TO 29999	9	77.45	77.43	76.68	16.39	100.98	56.53	108.90	62.67 to 96.77	21,270	16,310
30000 TO 59999	17	78.28	76.84	78.37	12.89	98.05	46.25	109.11	71.29 to 85.34	40,887	32,043
60000 TO 99999	25	69.27	68.02	67.90	21.60	100.18	36.95	129.68	55.67 to 74.38	80,256	54,491
100000 TO 149999	16	65.53	71.75	72.34	17.39	99.18	54.95	95.33	60.60 to 83.47	120,194	86,954
150000 TO 249999	21	64.41	66.12	65.66	19.04	100.70	44.66	95.38	53.12 to 74.59	196,367	128,940
250000 TO 499999	3	64.51	66.66	66.54	5.70	100.18	62.22	73.25	N/A	279,010	185,661
500000 +	1	64.28	64.28	64.28			64.28	64.28	N/A	530,000	340,680
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	44.43	53.42	53.59	24.44	99.68	41.63	74.19	N/A	5,900	3,161
5000 TO 10000	1	103.48	103.48	103.48			103.48	103.48	N/A	8,200	8,485
Total \$											
1 TO 9999	4	59.31	65.93	69.38	38.62	95.03	41.63	103.48	N/A	6,475	4,492
10000 TO 29999	21	74.68	70.81	67.06	17.29	105.60	43.51	108.90	62.67 to 79.08	32,147	21,557
30000 TO 59999	24	69.42	68.43	65.42	20.19	104.61	36.95	109.11	55.67 to 80.30	72,156	47,202
60000 TO 99999	18	67.00	71.78	67.92	19.02	105.67	44.66	129.68	61.99 to 75.28	111,020	75,410
100000 TO 149999	21	72.40	70.58	68.14	17.12	103.59	51.07	95.33	56.08 to 82.38	176,742	120,427
150000 TO 249999	7	73.25	76.65	74.57	13.28	102.78	62.22	95.38	62.22 to 95.38	237,137	176,842
250000 TO 499999	1	64.28	64.28	64.28			64.28	64.28	N/A	530,000	340,680
ALL	96	70.74	70.50	68.41	18.94	103.06	36.95	129.68	64.28 to 74.49	107,632	73,630

2005 Assessment Actions Report Knox County

Residential

Knox County has completed the transition from Northeast Data Computer System to the Terra Scan Computer system. In working through this process it was necessary for the county to completely redraw all of the homes in the county. Once that was completed the county worked through an extensive review to assure the level of value and quality of assessment was where they expected it to be.

Commercial

The county reviewed the commercial class by towns. Pick up work was completed timely.

Agricultural

Knox County completed an agricultural land study using an excel spreadsheet that analyzes the sales by breaking them down into land classification groups as well as market areas. The spreadsheet is utilized to determine increases in the land classification groups to achieve a uniform level of value as well as quality statistics. Through the analysis it was determined that adjustments were made to all the market areas.

Market area one indicated no increase in the irrigated land classification groups, an average of three percent increase in the dryland and an average of two percent increase in the grassland classifications.

Market area two indicated an average increase of eight percent in the irrigated land, an increase of thirty to thirty five percent in the dryland and an average of fifteen percent in the grassland land classification groups.

Market area three indicated an increase of three to twenty four percent in the irrigated land classification groups, an average of five percent in the dryland and an average of eight percent in the grassland land classification groups.

Market area four indicated no change in the irrigated land classification groups, an increase of five percent to the dryland classification groups and an increase of five percent to the grassland land classification groups.

Total Real Property Value (Sum 17,25,&30)	Records	10,713	Value	578,829,600	Total Growth (Sum 17,25,&41)	3,888,323
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Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	309	822,615	16	46,420	18	74,015	343	943,050	
2. Res Improv Land	2,231	6,693,755	59	613,985	242	2,494,155	2,532	9,801,895	
3. Res Improvmnts	2,296	69,034,840	66	2,640,315	298	9,758,930	2,660	81,434,085	
4. Res Total (Records - sum lines 1 & 3; Value - sum lines 1 through 3)							3,003	92,179,030	1,923,533
	Records	Value	Records	Value	Records	Value	Records	Value	
5. Com UnImp Land	72	200,200	6	9,525	0	0	78	209,725	
6. Com Improv Land	457	2,068,885	24	202,980	12	466,645	493	2,738,510	
7. Com Improvmnts	459	15,839,065	26	1,165,485	19	6,546,165	504	23,550,715	
8. Com Total (Records - sum lines 5 & 7; Value - sum lines 5 through 7)							582	26,498,950	590,740
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improv Land	0	0	0	0	0	0	0	0	
11. Ind Improvmnts	0	0	0	0	0	0	0	0	
12. Ind Total (Records - sum lines 9 & 11; Value - sum lines 9 through 10)							0	0	0
	Records	Value	Records	Value	Records	Value	Records	Value	
13. Rec UnImp Land	0	0	0	0	1,185	5,091,985	1,185	5,091,985	
14. Rec Improv Land	0	0	0	0	446	5,576,085	446	5,576,085	
15. Rec Improvmnts	0	0	0	0	594	31,969,710	594	31,969,710	
16. Rec Total (Records - sum lines 13 & 15; Value - sum lines 13 through 16)							1,779	42,637,780	1,374,050
17. Total Taxable							5,364	161,315,760	3,888,323

County 54 - Knox

2005 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	11,380	993,420	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	11,380	993,420
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	11,380	993,420

Schedule III: Mineral Interest Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	0	0	0

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	421	77	673	1,171

Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	0	0	200	8,404,870	3,500	213,766,740	3,700	222,171,610
28. Ag-Improved Land	0	0	135	11,381,480	1,470	139,723,090	1,605	151,104,570
29. Ag-Improvements	0	0	137	4,036,790	1,512	40,200,870	1,649	44,237,660
30. Ag-Total Taxable							5,349	417,513,840

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	0	0.000	0	96	102.000	252,000
33. HomeSite Improvements	0		0	98		3,308,935

35. FarmSite UnImp Land	0	0.000	0	4	4.700	12,515
36. FarmSite Impr Land	0	0.000	0	124	536.520	393,470
37. FarmSite Improv	0		0	337		727,855

39. Road & Ditches		0.000			393.310	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	13	15.000	39,600	13	15.000	39,600	
32. HomeSite Improv Land	1,009	1,065.900	2,582,640	1,105	1,167.900	2,834,640	
33. HomeSite Improvements	1,076		27,986,345	1,174		31,295,280	0
34. HomeSite Total				1,187	1,182.900	34,169,520	
35. FarmSite UnImp Land	43	107.930	89,900	47	112.630	102,415	
36. FarmSite Impr Land	1,376	7,154.320	5,199,910	1,500	7,690.840	5,593,380	
37. FarmSite Improv	5,024		12,214,525	5,361		12,942,380	0
38. FarmSite Total				5,408	7,803.470	18,638,175	
39. Road & Ditches		9,791.400			10,184.710		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				6,595	19,171.080	52,807,695	0

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	7	0.000	314,500	7	0.000	314,500

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	27.880	35,130	23.500	29,610	51.380	64,740
46. 1A	0.000	0	135.000	159,975	1,173.420	1,390,505	1,308.420	1,550,480
47. 2A1	0.000	0	175.150	198,800	826.540	938,140	1,001.690	1,136,940
48. 2A	0.000	0	337.700	363,030	4,003.080	4,303,355	4,340.780	4,666,385
49. 3A1	0.000	0	255.640	272,260	2,593.610	2,762,215	2,849.250	3,034,475
50. 3A	0.000	0	507.500	540,490	5,937.580	6,323,570	6,445.080	6,864,060
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	1,005.900	714,200	1,005.900	714,200
53. Total	0.000	0	1,438.870	1,569,685	15,563.630	16,461,595	17,002.500	18,031,280
Dryland:								
54. 1D1	0.000	0	41.930	46,330	402.000	444,215	443.930	490,545
55. 1D	0.000	0	149.900	158,895	1,556.020	1,649,380	1,705.920	1,808,275
56. 2D1	0.000	0	676.130	699,805	6,335.040	6,556,820	7,011.170	7,256,625
57. 2D	0.000	0	1,106.960	1,129,105	11,395.740	11,623,675	12,502.700	12,752,780
58. 3D1	0.000	0	913.120	899,430	15,241.990	15,013,455	16,155.110	15,912,885
59. 3D	0.000	0	1,031.310	886,925	9,912.620	8,524,845	10,943.930	9,411,770
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	56.260	32,910	2,627.710	1,537,235	2,683.970	1,570,145
62. Total	0.000	0	3,975.610	3,853,400	47,471.120	45,349,625	51,446.730	49,203,025
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	75.060	48,045	602.000	385,280	677.060	433,325
65. 2G1	0.000	0	0.000	0	45.550	27,105	45.550	27,105
66. 2G	0.000	0	812.780	483,615	5,944.260	3,536,910	6,757.040	4,020,525
67. 3G1	0.000	0	0.000	0	90.000	42,300	90.000	42,300
68. 3G	0.000	0	510.310	239,855	7,466.860	3,509,440	7,977.170	3,749,295
69. 4G1	0.000	0	0.000	0	1.000	325	1.000	325
70. 4G	0.000	0	46.250	15,035	1,590.860	517,065	1,637.110	532,100
71. Total	0.000	0	1,444.400	786,550	15,740.530	8,018,425	17,184.930	8,804,975
72. Waste	0.000	0	77.490	3,875	450.790	22,540	528.280	26,415
73. Other	0.000	0	0.000	0	11.000	6,600	11.000	6,600
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	6,936.370	6,213,510	79,237.070	69,858,785	86,173.440	76,072,295

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	46.300	57,410	46.300	57,410
46. 1A	0.000	0	19.000	22,895	447.220	538,910	466.220	561,805
47. 2A1	0.000	0	452.140	544,830	2,539.580	3,060,215	2,991.720	3,605,045
48. 2A	0.000	0	284.850	310,485	4,007.150	4,367,780	4,292.000	4,678,265
49. 3A1	0.000	0	113.320	112,750	2,592.980	2,580,040	2,706.300	2,692,790
50. 3A	0.000	0	121.500	118,470	2,802.590	2,732,575	2,924.090	2,851,045
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	8.340	5,630	339.000	228,830	347.340	234,460
53. Total	0.000	0	999.150	1,115,060	12,774.820	13,565,760	13,773.970	14,680,820
Dryland:								
54. 1D1	0.000	0	0.000	0	910.750	942,645	910.750	942,645
55. 1D	0.000	0	215.190	216,270	2,944.220	2,958,945	3,159.410	3,175,215
56. 2D1	0.000	0	2,433.940	2,421,785	10,311.630	10,260,115	12,745.570	12,681,900
57. 2D	0.000	0	1,853.970	1,835,420	12,352.210	12,228,665	14,206.180	14,064,085
58. 3D1	0.000	0	269.730	254,895	20,101.840	18,996,345	20,371.570	19,251,240
59. 3D	0.000	0	626.600	526,345	14,202.950	11,930,470	14,829.550	12,456,815
60. 4D1	0.000	0	0.000	0	185.730	104,010	185.730	104,010
61. 4D	0.000	0	200.150	110,085	3,860.540	2,123,315	4,060.690	2,233,400
62. Total	0.000	0	5,599.580	5,364,800	64,869.870	59,544,510	70,469.450	64,909,310
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	131.600	86,195	951.840	623,475	1,083.440	709,670
65. 2G1	0.000	0	0.000	0	28.470	15,090	28.470	15,090
66. 2G	0.000	0	1,931.730	1,023,825	7,469.230	3,958,670	9,400.960	4,982,495
67. 3G1	0.000	0	0.000	0	88.600	43,860	88.600	43,860
68. 3G	0.000	0	917.540	454,185	17,611.380	8,717,750	18,528.920	9,171,935
69. 4G1	0.000	0	0.000	0	41.000	15,375	41.000	15,375
70. 4G	0.000	0	593.240	222,470	12,586.890	4,720,195	13,180.130	4,942,665
71. Total	0.000	0	3,574.110	1,786,675	38,777.410	18,094,415	42,351.520	19,881,090
72. Waste	0.000	0	281.370	14,075	2,268.170	113,420	2,549.540	127,495
73. Other	0.000	0	5.000	5,000	464.400	306,540	469.400	311,540
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	10,459.210	8,285,610	119,154.670	91,624,645	129,613.880	99,910,255

County 54 - Knox

2005 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	134.530	146,640	134.530	146,640
46. 1A	0.000	0	22.200	23,200	166.460	173,955	188.660	197,155
47. 2A1	0.000	0	0.000	0	1,484.900	1,484,900	1,484.900	1,484,900
48. 2A	0.000	0	2.000	2,000	2,620.970	2,620,970	2,622.970	2,622,970
49. 3A1	0.000	0	2.000	1,990	1,013.350	1,008,295	1,015.350	1,010,285
50. 3A	0.000	0	6.800	6,765	5,267.590	5,241,295	5,274.390	5,248,060
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	21.700	18,445	8,971.450	7,625,755	8,993.150	7,644,200
53. Total	0.000	0	54.700	52,400	19,659.250	18,301,810	19,713.950	18,354,210
Dryland:								
54. 1D1	0.000	0	255.540	205,715	1,043.680	840,185	1,299.220	1,045,900
55. 1D	0.000	0	289.820	233,315	2,763.420	2,224,565	3,053.240	2,457,880
56. 2D1	0.000	0	696.850	372,830	3,901.290	2,087,230	4,598.140	2,460,060
57. 2D	0.000	0	458.360	229,180	9,134.600	4,567,300	9,592.960	4,796,480
58. 3D1	0.000	0	447.520	212,585	7,328.790	3,481,300	7,776.310	3,693,885
59. 3D	0.000	0	335.480	159,365	26,115.730	12,405,370	26,451.210	12,564,735
60. 4D1	0.000	0	0.000	0	514.630	211,000	514.630	211,000
61. 4D	0.000	0	825.590	334,365	44,164.700	17,886,985	44,990.290	18,221,350
62. Total	0.000	0	3,309.160	1,747,355	94,966.840	43,703,935	98,276.000	45,451,290
Grass:								
63. 1G1	0.000	0	2.490	1,630	9.770	6,400	12.260	8,030
64. 1G	0.000	0	268.000	175,545	1,969.640	1,290,130	2,237.640	1,465,675
65. 2G1	0.000	0	0.000	0	32.930	17,455	32.930	17,455
66. 2G	0.000	0	368.270	195,185	8,036.940	4,259,585	8,405.210	4,454,770
67. 3G1	0.000	0	0.000	0	455.790	195,990	455.790	195,990
68. 3G	0.000	0	358.850	154,300	35,803.830	15,395,655	36,162.680	15,549,955
69. 4G1	0.000	0	0.000	0	1,488.170	602,705	1,488.170	602,705
70. 4G	0.000	0	5,563.010	2,253,025	219,071.460	88,724,335	224,634.470	90,977,360
71. Total	0.000	0	6,560.620	2,779,685	266,868.530	110,492,255	273,429.150	113,271,940
72. Waste	0.000	0	895.640	44,805	25,123.580	1,256,255	26,019.220	1,301,060
73. Other	0.000	0	10.000	5,000	1,136.390	145,730	1,146.390	150,730
74. Exempt	0.000		0.000		1,199.680		1,199.680	
75. Total	0.000	0	10,830.120	4,629,245	407,754.590	173,899,985	418,584.710	178,529,230

County 54 - Knox

2005 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	37.000	28,305	37.000	28,305
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	128.500	62,325	128.500	62,325
53. Total	0.000	0	0.000	0	165.500	90,630	165.500	90,630
Dryland:								
54. 1D1	0.000	0	0.000	0	90.580	68,390	90.580	68,390
55. 1D	0.000	0	0.000	0	526.080	386,670	526.080	386,670
56. 2D1	0.000	0	0.000	0	2,884.180	2,091,040	2,884.180	2,091,040
57. 2D	0.000	0	0.000	0	611.070	397,200	611.070	397,200
58. 3D1	0.000	0	0.000	0	177.930	113,875	177.930	113,875
59. 3D	0.000	0	0.000	0	1,465.810	850,170	1,465.810	850,170
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	998.120	419,215	998.120	419,215
62. Total	0.000	0	0.000	0	6,753.770	4,326,560	6,753.770	4,326,560
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	322.880	214,710	322.880	214,710
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	914.480	489,265	914.480	489,265
67. 3G1	0.000	0	0.000	0	29.950	12,875	29.950	12,875
68. 3G	0.000	0	0.000	0	1,035.710	445,360	1,035.710	445,360
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	11,224.000	4,545,750	11,224.000	4,545,750
71. Total	0.000	0	0.000	0	13,527.020	5,707,960	13,527.020	5,707,960
72. Waste	0.000	0	0.000	0	1,384.180	69,215	1,384.180	69,215
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		12.540		12.540	
75. Total	0.000	0	0.000	0	21,830.470	10,194,365	21,830.470	10,194,365

County 54 - Knox

2005 County Abstract of Assessment for Real Property, Form 45

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban Acres	Value	SubUrban Acres	Value	Rural Acres	Value	Total Acres	Value
76.Irrigated	0.000	0	2,492.720	2,737,145	48,163.200	48,419,795	50,655.920	51,156,940
77.Dry Land	0.000	0	12,884.350	10,965,555	214,061.600	152,924,630	226,945.950	163,890,185
78.Grass	0.000	0	11,579.130	5,352,910	334,913.490	142,313,055	346,492.620	147,665,965
79.Waste	0.000	0	1,254.500	62,755	29,226.720	1,461,430	30,481.220	1,524,185
80.Other	0.000	0	15.000	10,000	1,611.790	458,870	1,626.790	468,870
81.Exempt	0.000	0	0.000	0	1,212.220	0	1,212.220	0
82.Total	0.000	0	28,225.700	19,128,365	627,976.800	345,577,780	656,202.500	364,706,145

2005 Agricultural Land Detail

County 54 - Knox

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	51.380	0.30%	64,740	0.36%	1,260.023
1A	1,308.420	7.70%	1,550,480	8.60%	1,185.001
2A1	1,001.690	5.89%	1,136,940	6.31%	1,135.021
2A	4,340.780	25.53%	4,666,385	25.88%	1,075.010
3A1	2,849.250	16.76%	3,034,475	16.83%	1,065.008
3A	6,445.080	37.91%	6,864,060	38.07%	1,065.007
4A1	0.000	0.00%	0	0.00%	0.000
4A	1,005.900	5.92%	714,200	3.96%	710.010
Irrigated Total	17,002.500	100.00%	18,031,280	100.00%	1,060.507

Dry:

1D1	443.930	0.86%	490,545	1.00%	1,105.005
1D	1,705.920	3.32%	1,808,275	3.68%	1,059.999
2D1	7,011.170	13.63%	7,256,625	14.75%	1,035.009
2D	12,502.700	24.30%	12,752,780	25.92%	1,020.002
3D1	16,155.110	31.40%	15,912,885	32.34%	985.006
3D	10,943.930	21.27%	9,411,770	19.13%	859.999
4D1	0.000	0.00%	0	0.00%	0.000
4D	2,683.970	5.22%	1,570,145	3.19%	585.008
Dry Total	51,446.730	100.00%	49,203,025	100.00%	956.387

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	677.060	3.94%	433,325	4.92%	640.009
2G1	45.550	0.27%	27,105	0.31%	595.060
2G	6,757.040	39.32%	4,020,525	45.66%	595.012
3G1	90.000	0.52%	42,300	0.48%	470.000
3G	7,977.170	46.42%	3,749,295	42.58%	470.003
4G1	1.000	0.01%	325	0.00%	325.000
4G	1,637.110	9.53%	532,100	6.04%	325.023
Grass Total	17,184.930	100.00%	8,804,975	100.00%	512.366

Irrigated Total	17,002.500	19.73%	18,031,280	23.70%	1,060.507
Dry Total	51,446.730	59.70%	49,203,025	64.68%	956.387
Grass Total	17,184.930	19.94%	8,804,975	11.57%	512.366
Waste	528.280	0.61%	26,415	0.03%	50.001
Other	11.000	0.01%	6,600	0.01%	600.000
Exempt	0.000	0.00%			
Market Area Total	86,173.440	100.00%	76,072,295	100.00%	882.781

As Related to the County as a Whole

Irrigated Total	17,002.500	33.56%	18,031,280	35.25%	
Dry Total	51,446.730	22.67%	49,203,025	30.02%	
Grass Total	17,184.930	4.96%	8,804,975	5.96%	
Waste	528.280	1.73%	26,415	1.73%	
Other	11.000	0.68%	6,600	1.41%	
Exempt	0.000	0.00%			
Market Area Total	86,173.440	13.13%	76,072,295	20.86%	

2005 Agricultural Land Detail

County 54 - Knox

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	46.300	0.34%	57,410	0.39%	1,239.956
1A	466.220	3.38%	561,805	3.83%	1,205.021
2A1	2,991.720	21.72%	3,605,045	24.56%	1,205.007
2A	4,292.000	31.16%	4,678,265	31.87%	1,089.996
3A1	2,706.300	19.65%	2,692,790	18.34%	995.007
3A	2,924.090	21.23%	2,851,045	19.42%	975.019
4A1	0.000	0.00%	0	0.00%	0.000
4A	347.340	2.52%	234,460	1.60%	675.015
Irrigated Total	13,773.970	100.00%	14,680,820	100.00%	1,065.837

Dry:

1D1	910.750	1.29%	942,645	1.45%	1,035.020
1D	3,159.410	4.48%	3,175,215	4.89%	1,005.002
2D1	12,745.570	18.09%	12,681,900	19.54%	995.004
2D	14,206.180	20.16%	14,064,085	21.67%	989.997
3D1	20,371.570	28.91%	19,251,240	29.66%	945.005
3D	14,829.550	21.04%	12,456,815	19.19%	839.999
4D1	185.730	0.26%	104,010	0.16%	560.006
4D	4,060.690	5.76%	2,233,400	3.44%	550.005
Dry Total	70,469.450	100.00%	64,909,310	100.00%	921.098

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,083.440	2.56%	709,670	3.57%	655.015
2G1	28.470	0.07%	15,090	0.08%	530.031
2G	9,400.960	22.20%	4,982,495	25.06%	529.998
3G1	88.600	0.21%	43,860	0.22%	495.033
3G	18,528.920	43.75%	9,171,935	46.13%	495.006
4G1	41.000	0.10%	15,375	0.08%	375.000
4G	13,180.130	31.12%	4,942,665	24.86%	375.008
Grass Total	42,351.520	100.00%	19,881,090	100.00%	469.430

Irrigated Total	13,773.970	10.63%	14,680,820	14.69%	1,065.837
Dry Total	70,469.450	54.37%	64,909,310	64.97%	921.098
Grass Total	42,351.520	32.68%	19,881,090	19.90%	469.430
Waste	2,549.540	1.97%	127,495	0.13%	50.007
Other	469.400	0.36%	311,540	0.31%	663.698
Exempt	0.000	0.00%			
Market Area Total	129,613.880	100.00%	99,910,255	100.00%	770.829

As Related to the County as a Whole

Irrigated Total	13,773.970	27.19%	14,680,820	28.70%	
Dry Total	70,469.450	31.05%	64,909,310	39.61%	
Grass Total	42,351.520	12.22%	19,881,090	13.46%	
Waste	2,549.540	8.36%	127,495	8.36%	
Other	469.400	28.85%	311,540	66.44%	
Exempt	0.000	0.00%			
Market Area Total	129,613.880	19.75%	99,910,255	27.39%	

2005 Agricultural Land Detail

County 54 - Knox

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	134.530	0.68%	146,640	0.80%	1,090.017
1A	188.660	0.96%	197,155	1.07%	1,045.028
2A1	1,484.900	7.53%	1,484,900	8.09%	1,000.000
2A	2,622.970	13.31%	2,622,970	14.29%	1,000.000
3A1	1,015.350	5.15%	1,010,285	5.50%	995.011
3A	5,274.390	26.75%	5,248,060	28.59%	995.007
4A1	0.000	0.00%	0	0.00%	0.000
4A	8,993.150	45.62%	7,644,200	41.65%	850.002
Irrigated Total	19,713.950	100.00%	18,354,210	100.00%	931.026

Dry:

1D1	1,299.220	1.32%	1,045,900	2.30%	805.021
1D	3,053.240	3.11%	2,457,880	5.41%	805.007
2D1	4,598.140	4.68%	2,460,060	5.41%	535.011
2D	9,592.960	9.76%	4,796,480	10.55%	500.000
3D1	7,776.310	7.91%	3,693,885	8.13%	475.017
3D	26,451.210	26.92%	12,564,735	27.64%	475.015
4D1	514.630	0.52%	211,000	0.46%	410.003
4D	44,990.290	45.78%	18,221,350	40.09%	405.006
Dry Total	98,276.000	100.00%	45,451,290	100.00%	462.486

Grass:

1G1	12.260	0.00%	8,030	0.01%	654.975
1G	2,237.640	0.82%	1,465,675	1.29%	655.009
2G1	32.930	0.01%	17,455	0.02%	530.063
2G	8,405.210	3.07%	4,454,770	3.93%	530.001
3G1	455.790	0.17%	195,990	0.17%	430.000
3G	36,162.680	13.23%	15,549,955	13.73%	430.000
4G1	1,488.170	0.54%	602,705	0.53%	404.997
4G	224,634.470	82.15%	90,977,360	80.32%	405.001
Grass Total	273,429.150	100.00%	113,271,940	100.00%	414.264

Irrigated Total	19,713.950	4.71%	18,354,210	10.28%	931.026
Dry Total	98,276.000	23.48%	45,451,290	25.46%	462.486
Grass Total	273,429.150	65.32%	113,271,940	63.45%	414.264
Waste	26,019.220	6.22%	1,301,060	0.73%	50.003
Other	1,146.390	0.27%	150,730	0.08%	131.482
Exempt	1,199.680	0.29%			
Market Area Total	418,584.710	100.00%	178,529,230	100.00%	426.506

As Related to the County as a Whole

Irrigated Total	19,713.950	38.92%	18,354,210	35.88%	
Dry Total	98,276.000	43.30%	45,451,290	27.73%	
Grass Total	273,429.150	78.91%	113,271,940	76.71%	
Waste	26,019.220	85.36%	1,301,060	85.36%	
Other	1,146.390	70.47%	150,730	32.15%	
Exempt	1,199.680	98.97%			
Market Area Total	418,584.710	63.79%	178,529,230	48.95%	

2005 Agricultural Land Detail

County 54 - Knox

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	37.000	22.36%	28,305	31.23%	765.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	128.500	77.64%	62,325	68.77%	485.019
Irrigated Total	165.500	100.00%	90,630	100.00%	547.613

Dry:

1D1	90.580	1.34%	68,390	1.58%	755.023
1D	526.080	7.79%	386,670	8.94%	735.002
2D1	2,884.180	42.70%	2,091,040	48.33%	725.003
2D	611.070	9.05%	397,200	9.18%	650.007
3D1	177.930	2.63%	113,875	2.63%	639.998
3D	1,465.810	21.70%	850,170	19.65%	580.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	998.120	14.78%	419,215	9.69%	420.004
Dry Total	6,753.770	100.00%	4,326,560	100.00%	640.614

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	322.880	2.39%	214,710	3.76%	664.983
2G1	0.000	0.00%	0	0.00%	0.000
2G	914.480	6.76%	489,265	8.57%	535.019
3G1	29.950	0.22%	12,875	0.23%	429.883
3G	1,035.710	7.66%	445,360	7.80%	430.004
4G1	0.000	0.00%	0	0.00%	0.000
4G	11,224.000	82.97%	4,545,750	79.64%	405.002
Grass Total	13,527.020	100.00%	5,707,960	100.00%	421.967

Irrigated Total	165.500	0.76%	90,630	0.89%	547.613
Dry Total	6,753.770	30.94%	4,326,560	42.44%	640.614
Grass Total	13,527.020	61.96%	5,707,960	55.99%	421.967
Waste	1,384.180	6.34%	69,215	0.68%	50.004
Other	0.000	0.00%	0	0.00%	0.000
Exempt	12.540	0.06%			
Market Area Total	21,830.470	100.00%	10,194,365	100.00%	466.978

As Related to the County as a Whole

Irrigated Total	165.500	0.33%	90,630	0.18%	
Dry Total	6,753.770	2.98%	4,326,560	2.64%	
Grass Total	13,527.020	3.90%	5,707,960	3.87%	
Waste	1,384.180	4.54%	69,215	4.54%	
Other	0.000	0.00%	0	0.00%	
Exempt	12.540	1.03%			
Market Area Total	21,830.470	3.33%	10,194,365	2.80%	

2005 Agricultural Land Detail

County 54 - Knox

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,492.720	2,737,145	48,163.200	48,419,795
Dry	0.000	0	12,884.350	10,965,555	214,061.600	152,924,630
Grass	0.000	0	11,579.130	5,352,910	334,913.490	142,313,055
Waste	0.000	0	1,254.500	62,755	29,226.720	1,461,430
Other	0.000	0	15.000	10,000	1,611.790	458,870
Exempt	0.000	0	0.000	0	1,212.220	0
Total	0.000	0	28,225.700	19,128,365	627,976.800	345,577,780

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	50,655.920	51,156,940	50,655.920	7.72%	51,156,940	14.03%	1,009.890
Dry	226,945.950	163,890,185	226,945.950	34.58%	163,890,185	44.94%	722.155
Grass	346,492.620	147,665,965	346,492.620	52.80%	147,665,965	40.49%	426.173
Waste	30,481.220	1,524,185	30,481.220	4.65%	1,524,185	0.42%	50.004
Other	1,626.790	468,870	1,626.790	0.25%	468,870	0.13%	288.217
Exempt	1,212.220	0	1,212.220	0.18%	0	0.00%	0.000
Total	656,202.500	364,706,145	656,202.500	100.00%	364,706,145	100.00%	555.782

* Department of Property Assessment & Taxation Calculates

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Staffing and Funding Information

Deputy(ies) on staff	1	Adopted Budget	128114
Appraiser(s) on staff	0	Requested Budget	145504
Other full-time employees	3	Appraisal	0
Other part-time employees	0	Education/Workshop	2400
Shared employees	0	County Reappraisal Budget	67889
		Other	0

Residential Appraisal Information

	Residential Urban	Residential Suburban	Residential Rural	Residential Ag
Data Collection by Whom	Staff	Staff	Staff	Staff
Valuation by Whom	Staff	Staff	Staff	Staff
Reappraisal Date	2003	2003	2003	
Pickup Work by Whom	Staff	Staff	Staff	Staff
Marshall Date	2005	2005	2005	2003
Depreciation Date	2005	2005	2005	2005
Market Date	2005	2005	2005	2005
# of Market Areas	0	0	4	4

Commercial, Industrial and Agricultural Appraisal Information

	Commercial	Industrial	Agricultural
Data Collection by Whom	Staff		Staff
Valuation by Whom	Deputy		Staff
Reappraisal Date	2002		
Pickup Work by Whom	Staff		Staff
Marshall Date	2000		2003
Depreciation Date	2005		2005
Market Date	2005		2005
Income Date			
# of Market Area	0	0	4
Record Maintenance			Staff
Soil Survey Date			1930
Land Use Date			1999
Who Completed Land Use			Staff
Last Inspected			

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Computer and Automation Information

CAMA software used (if applicable)	TerraScan
Administration software used (if applicable)	TerraScan
GIS software used (if applicable)	GISWorkShop
Personal Property software	TerraScan

Annual Maintenance Information

	# of Permits	# of Information Statements	Other
Residential	192	0	390
Commercial	8	0	0
Industrial	0	0	0
Agricultural	0	23	345

Mapping Information

Cadastral Date	0668
Cadastral Book Maintenance	Staff
CityZone	
Zoning Date	0775

Cities with Zoning:	BAZILE MILLS	NIOBRARA	WINNETOON
	BLOOMFIELD	SANTEE	
	CENTER	VERDEL	
	CREIGHTON	VERDIGRE	
	CROFTON	WAUSA	

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Contracted Services: Administrative Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
TerraScan	18000	8/5/2005

KNOX TRANSFERRED TO TERRASCAN LAST AUGUST 2004. WE PURCHASED ALL NEW EQUIPMENT FROM AUTOMATED, AS WE HAD LEASED ALL OF OUR EQUIPMENT FROM NE DATA.

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Appraisal Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Assessor Comments

KNOX COUNTY HAS MADE GREAT PROGRESS THE LAST FEW MONTHS.

HAVING TO MAKE A DECISION TO LEAVE NE DATA CAME REALLY CLEAR IN AUGUST WHEN WE COULD NOT GET HELP WITH OUR VALUATIONS. THANK GOODNESS TERRASCAN HAD COME IN JULY AND HAD BEGUN TO PREPARE FOR TAKING OVER OUR PROGRAMS.

NE DATA DID NOT HELP WITH THE "TAKE-OVER" THEREFORE WE HAVE HAD TO ENTER MUCH INFORMATION ON OUR OWN. THE SKETCHES DID NOT CONVERT-MOST HOME INFO DID NOT CONVERT-NO BUILDING INFO-THEREFORE, WE HAVE NOW MANAGED TO COMPLETE ALL OF THE CITIES AND VILLAGES AT THIS TIME. THE RURAL INFORMATION WILL BE NEXT TO ENTER. NEEDLESS TO SAY, THIS HAS CAUSED MY TIMELINE TO GO TOTALLY OUT THE WINDOW!

GOING BACK A STEP, IN 2003, WE HAD FINALIZED THE MARSHALL & SWIFT PRICING ON THE TOWNS IN KNOX. ALL OF THOSE HOMES WERE DRAWN ON THE APEX SYSTEM. ALL THE QUALITIES OF OUR STATISTICS GREATLY IMPROVED. THIS WAS MUCH NEEDED BECAUSE OF SO MANY OLDER HOMES BEING REMODELED AND UPDATED. THE STAFF NOW HAS HAD TO RE-DRAW ALL OF THE HOMES. WHAT A MAJOR ACCOMPLISHMENT TO GET DONE WITH ALL OF THE PICKUP WORK SURROUNDING US. I ALSO HAD A GAL RETIRE IN DECEMBER-THAT LEFT US ONE LESS PERSON-VERY NOTICABLE!!!

THE LAKE AREAS WERE TO BE REVIEWED BEGINNING FALL 2004. SWITCHING TO TERRASCAN DID NOT ALLOW ANY TIME FOR REVIEWING. WE SHALL PLAN A SUMMER, LATE FALL REVIEW AGAIN THIS YEAR. SOME OF THE HOMES WERE REDRAWN ON TERRASCAN. ALL NEEDS TO BE REVIEWED AND UPDATED WITH THE NEW MARSHALL SWIFT.

COMMERCIAL PROPERTY WILL BE REVIEWED AFTER THE LAKE GETS COMPLETED. WITH OUR SMALL COUNTY, POPULATION WISE-NOT SIZE WISE-WE CURRENTLY KEEP CHANGES UP TO DATE ON THE COMMERCIALS. OUR STATISTICS AREN'T ALWAYS THE BEST, BUT THE NUMBERS OF SALES ARE SO SMALL AND USUALLY NO TWO COMPARABLE COMMERCIALS EVER SELL. THIS PAST YEAR IN ONE TOWN WE HAD A HOTEL, REPAIR SHOP, BAR, VACANT BUILDING AND VACANT LOT SELL. SO HARD TO GRAB COMPARABLES!

THE RURAL REVIEW WAS COMPLETED IN 2003. ALL RURAL BUILDINGS WERE REVIEWED, PRICES RECHECKED AND DEPRECIATIONS BROUGHT UP TO DATE. ALL NEW VALUES WERE IMPLEMENTED FOR 2004. RURAL HOMES WERE ALSO VALUED

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SIMULTANEOUSLY. THESE NOW WILL BE UPDATED FOR 2006 BECAUSE AGAIN OF THE TIME RESTRAINT OF DRAWING EACH AND EVERY HOME BEFORE WE CAN USE THE NEW UPDATED VALUES. I SHALL ALSO AT THIS TIME REVIEW THE HOME SITE VALUES AND THE BUILDING SITE VALUES IN THE RURAL ALONG WITH THE SMALL TRACT PRICINGS.

I CURRENTLY HAVE AN ADVERTISEMENT FOR A FULL TIME EMPLOYEE. I DO NOT HIRE ANY APPRAISERS, THEREFORE MY GALS HAVE TO SPEND MUCH TIME OUT IN THE FIELD WORKING AS WELL AS THE NORMAL DAILY ROUTINES OF THE OFFICE ALONG WITH REVIEWING, MEASURING, DRAWING PRICING AND ENTERING EACH FILE.

THE GIS PROJECT IS MOVING ALONG GREAT. SINCE LAST YEAR ALL OF THE PARCELS HAVE BEEN IDENTIFIED. CHRISTA HAS NOW BEEN WORKING ON THE LAND USE. WE CURRENTLY ARE IN RANGE 3. WITH ONLY ONE COMPUTER-ONE GAL IS KEPT BUSY FULL TIME DRAWING OUT THE FIELDS. THE FINAL STEP WILL BE TO IMPLEMENT ALL OF THE LAND USE WITH TERRASCAN. WE ARE SEEING THE END! THE DAYS MOVE ALONG SO QUICKLY WHEN YOU HAVE SO MANY OTHER RESPONSIBILITIES.

WE DO MAINTAIN OFFICE MANUALS THAT EXPLAIN HOW WE PRICE OUR STRUCTURES. THIS INCLUDES ALL OF THE RURAL AND CITY. WE TELL OF THE PRICINGS AND EXPLAIN EACH. THE LAND VALUATION SECTION CLARIFIES THAT WE BASE LAND USE AS OF JANUARY 1 USE.

2004 Knox County 5 year plan of assessment

County Description

Residential/Recreation	4784	45%	124,612,512	24%	21,583,015	103,029,137
Commercial	582	5%	529,326,150	5%	2,860,250	23,081,493
Agricultural	<u>5372</u>	50%	<u>378,772,255</u>	71%	<u>336,085,160</u>	<u>42,687,095</u>
Totals	10738		529,326,150		390,528,425	168,797,725

Budget, Staffing & Training

Budget

2004 Budget-\$ 67,889

Appraisal Budget-\$ 128,114

Staff

1 Assessor

1 Deputy Assessor

4 Full Time Clerks

All staff functions are performed by everyone in the office. The Assessor does all of the reports.

Contract Appraiser-none.

Training

As Assessor I have attended all workshops. The Deputy and the Clerks all attend school on a yearly basis.

2004 R & O Statistics

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	20.96	116.11
Commercial	97	25.94	116.46
Agricultural	77	15.30	101.12

5 Year Appraisal Plan

2005

Residential

There will only be appraisal maintenance for the city residential properties in 2005. Appraisal maintenance includes sales review and pickup work. Sales review includes a physical inspection of the property. We shall talk to either the buyer or the seller or realtor. If that is not possible, we do send a questionnaire to both the buyer and the seller. Pickup work includes physical inspection of all building permits and information statements. As far as the program change over, this office has to review each and every file because not all information transferred from the old program, NE Data to TerraScan. This will be a very time consuming challenge. All drawings that were completed on the

Apex program in the old program did not transfer to the new. All drawings will be needed to be redrawn.

For 2005, the county plans to begin a review of the residential lake areas. This will include physical inspections of all properties along the Missouri River. There are approximately 1796 parcels along the river. The inspection will include verifying all of the information on the property record card along with taking new digital photos. We shall have to do some measuring also because when these homes are entered in the drawing program there are many discrepancies on the square footages and the angles. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

For 2005, the rural home updates will be added to the tax roles. The rural home review was completed in 2004.

Commercial

There will only be appraisal maintenance for the commercial properties for 2005. It may be possible, that in order to comply with the statistical measures required by law, appraisal adjustments will need to be made. This may be through a percentage increase or decrease applied to all properties within a subclass. Knox County generally has a small amount of commercial sales. Within those few sales, most are unique properties, therefore very difficult to make an overall adjustment.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. For years I have plotted sales on a map in my office showing the market areas and the price paid for each sale. The market analysis is conducted in house by the Assessor by using the county's new system of TerraScan and with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties.

Other

Personnel will continue with entering the land use into the GIS system. Possibly order property record cards. Gather personal property, homesteads, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued parcels, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate the tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

2006

Residential

For 2006, the county plans to finalize the review of the lake areas. This will include physical inspections of all properties along the Missouri River. There are approximately 1796 parcels along the river. The inspection will include verifying all of the information on the property record card along with taking new digital photos. We shall have to do some measuring also because when these homes are entered in the drawing program there are many discrepancies on the square footages and the

angles. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

Commercial

A complete Commercial reappraisal is planned to begin the summer of 2006. This reappraisal will be completed by my office help. All properties will be physically inspected to verify the current listing and new digital photos will be taken. The physical inspection will also include interior inspections whenever possible. Therefore, since we will begin only the field work, there will be appraisal maintenance only for commercial properties in 2006. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for the commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. For years I have plotted sales on a map in my office showing the market areas and the price paid for each sale. Home site values will be updated this year with the completion of the rural home and building update last year. The market analysis is conducted in house by the Assessor by using the county's new system of TerraScan with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties.

Other

Personnel will continue with entering the land use into the GIS system. Gather personal property, homesteads, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued parcels, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate the tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

2007

Residential

For 2007, the county plans to begin the field work of reviewing the cities. This will include a physical inspection of all homes located within the cities. The physical inspection will include verifying all information located on the property record card along with new digital pictures. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

Commercial

Commercial review will be completed and added on for 2007.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. For years I have plotted sales on a map in my office showing the market areas and the price paid for each sale. The market analysis is conducted in house by the Assessor by using the county's system of TerraScan with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties.

Other

Personnel will continue to maintain the GIS files. Gather personal property, homesteads, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued parcels, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate the tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

2008

Residential

The newly collected statistics for the cities will be added on for 2008. All physical reviewing will be complete and all photos taken and entered into the TerraScan system. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

Commercial

There will only be appraisal maintenance for the commercial properties for 2008. It may be possible, that in order to comply with the statistical measures required by law, appraisal adjustments will need to be made. This may be through a percentage increase or decrease applied to all properties within a subclass. Knox County generally has a small amount of commercial sales. Within those few sales, most are unique properties, therefore very difficult to make an overall adjustment.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. For years I have plotted sales on a map in my office showing the market areas and the price paid for each sale. The market analysis is conducted in house by the Assessor by using the county's system of TerraScan and the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties.

Other

Personnel will continue to maintain the GIS files. Gather personal property, homesteads, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued parcels, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate the tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

2009

Residential

For 2009, the county plans to review all rural residences. This will include acreages and farms along with all outbuildings. The physical inspection will include verifying all information located on the property record cards along with new digital photos. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

Commercial

There will only be appraisal maintenance for the commercial properties for 2009. It is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification will be conducted to determine any possible adjustments to comply with statistical measures. Sales will continue to be plotted on a map in the office. The market analysis is completed by me with the help of my state liaison. Sales review and pickup work will continue as normal.

Other

Personnel will continue to maintain the GIS files. Gather personal property, homesteads, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued parcels, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate the tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

<u>Class</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Residential	Begin lake review.	Finalize lake review.	Begin city review.	Finalize city review.	Appraisal Maintenance
Commercial	Appraisal Maintenance	Begin Commercial review.	Complete Commercial review.	Appraisal Maintenance	Appraisal Maintenance
Agricultural	Market analysis	Market analysis	Market analysis	Market analysis	Review rural homes, buildings and small tracts

State of Nebraska
Department of Property Assessment and Taxation

**2004 Progress Report for
Knox County**

Introduction

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

Plan of Assessment

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

Purpose of the Department's 2004 Progress Report

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

Standards

I. Sales Review Standards

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))

Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.

Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.

Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.

Findings of Sales Review Standards

Standard One (1) – All sales are physically reviewed and verified before final determination of qualification is made. All sales are considered arm's length without verification.

Standard Two (2) – Questionnaires are sent to the buyers and sellers of all sales that are not obvious disqualifications.

Standard Three (3) – The verification is documented on a particular color sheet of paper and filed with the property record card.

Standard Four (4) – Knox County makes no adjustments to sales for personal property unless proper verification is completed to provide the information as to what the adjustment is for.

Conclusion

Knox County meets the standards set forth for the sales review process.

II. Property Record Keeping Standards

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.

Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.

Findings of Property Record Keeping Standards

Standard One (1) – The property record card carries the address of the owner of record, not the situs of the parcel. On occasion this is the same.

Standard Two (2) – The record file does not carry the school district code as prescribed by the Department. It only carries the last one, two or three numbers of the school district and does not carry the county number.

Located within the property record card/file are the working papers of the county relevant to the valuation of the parcel. Those items include the costing sheet for the replacement cost and depreciated value, a drawing of the improvements, and summary of the land valuations.

Standard Three (3) – Currently the county is using the cost approach, less depreciation, which is derived through the market activity in the county. The final value estimate is reported on the property record card.

Conclusion

The county does not meet the standards for Property Record Keeping. They have however contracted with Terra Scan and are to shortly transfer all records to that system. Another interview should be done at that time to determine compliance to the standards.

III. Five Year Plan of Assessment Standards

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

Steps in a Revaluation

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
 - Staff
 - Data processing support
 - Existing system and procedures
 - Budget
4. Planning and organization

- Objectives
- Work plans and assignment of responsibilities
- 5. System acquisition or development
 - Forms, manuals, and valuation schedules
 - Software
- 6. Pilot Study
- 7. Data collection
 - Property characteristics data
 - Sales, income/expense, and cost data
- 8. Valuation
 - Initial Values
 - Testing, refinement, and final values
- 9. Value Defense
 - Informal hearing
 - Appeal boards
- 10. Final ratio study

For the five-year plan of assessment there are six standards:

Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.

Standard Two (2): The plan should address level of value and quality of assessment.

Standard Three (3): Budgeting, staffing, and training issues should be discussed.

Standard Four (4): There should be a time line for accomplishing goals.

Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.

Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.

Findings of Five Year Plan of Assessment

Standard One (1) – The current plan is formatted by property type and that is not addressed in each year of the plan.

Standard Two (2) – The Knox County Plan does not address level of value and quality of assessment.

Standard Three (3) – Staffing and training is addressed at great length but there is no comment as to budget.

Standard Four (4) – Completion time for accomplishing goals is noted in the current plan.

Standard Five (5) – Historical information was used only as a way of explaining what is being done currently.

Standard Six (6) – The description of projects is extensive but does not explain fully what is meant by review.

Conclusion

The plan should be formatted by year and each property class be addressed each year in the plan. Level of value and quality of assessment should be commented upon.

Assessment actions should be thoroughly described so that it is understood what is going to be done. The number of parcels involved and who will do the work is also suggested.

Informational Data

I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)

The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.

Conclusion

When conducting a review of a class or subclass the county first puts an advertisement in the paper explaining where they will be and what they are doing. The record card is used to compare what is observed with what is listed. The improvements are walked around to observe physical condition and to look for any changes; new photographs are taken if the property has changed. A door hanger is left to show that they were there.

Interior inspections are usually made for new construction.

Land use will be updated with the GIS which is being implemented at this time. One clerk is working full time on that project.

II. Assessment Procedures Manual

Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.

If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.

Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.

Conclusion

The county has an excellent assessment procedures manual. Step by step it describes how data is to be gathered for each improvement, how it is to be valued, and the depreciation that is to be applied for final valuation.

They also have a procedural manual describing office operations, statutes, regulations, directives and the changes that the current assessor implemented. It is updated annually with current pricing of residential property and any specific changes that were made.

Purpose Statements for the 2005 Reports and Opinions

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

Assessment Actions Section

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

County Abstract of Assessment for Real Property, Survey

Describes the funding and staffing of the county assessor's office.

2004 Progress Report

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

The County Assessor's Five-Year Plan of Assessment-Update

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

Special Valuation Section

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

Nebraska Statutory Provisions for Agricultural Land:

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the Reports and Opinions.

Glossary

Contains the definitions of terms used throughout the Reports and Opinions.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

History Valuation Charts Section

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Glossary

Actual Value: the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

Agricultural Land: land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

Agricultural Land Market Areas: areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

Assessment Level: the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Average Assessed Value: the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

Coefficient of Dispersion (COD): a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Coefficient of Variation (COV): the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundee County.

Growth Value: is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

Location: the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: the largest ratio occurring in the arrayed sample data set.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Minimally Improved Agricultural Land: a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: the smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

Number of Sales: the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Property Classification Code: a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

Sale Date Range: the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: a set of observations selected from a population.

Special Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: the sum of all the assessed values in the sample data set.

Total Sale Price: the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

Valuation: process or act to determine the assessed value of all parcels of real property in the county each year.

Weighted Mean Ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)*100)*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG))*100)/(Avg(ctl04cnt!TOTAG)*100,Null))),2)

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2002 through June 30, 2004
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - $\text{TotAdjSalePrice} / \text{Count}$

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue} / \text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2}) / 2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio} / \text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
 - If the number of ratios is Odd
 - $j = 1.96xvn/2$
 - If the number of ratios is Even
 - $j = 1.96xvn/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) - \bar{A}/\bar{S} \pm t \times \frac{\sqrt{v S^2 A^2 - 2(A/S) S (A \times S) + (A/S)^2 (S S^2)}}{\bar{S} v (n) (n-1)}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - If the number of records is > 30 , then use 1.96 as the t-value
 - If the number of records is ≤ 30 , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Assessor Location/Neighborhood Maps: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

History Valuation Chart Specifics

EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Specifically:

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class:

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass:

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

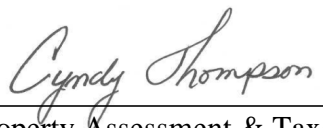
Total Agricultural Land

Certification

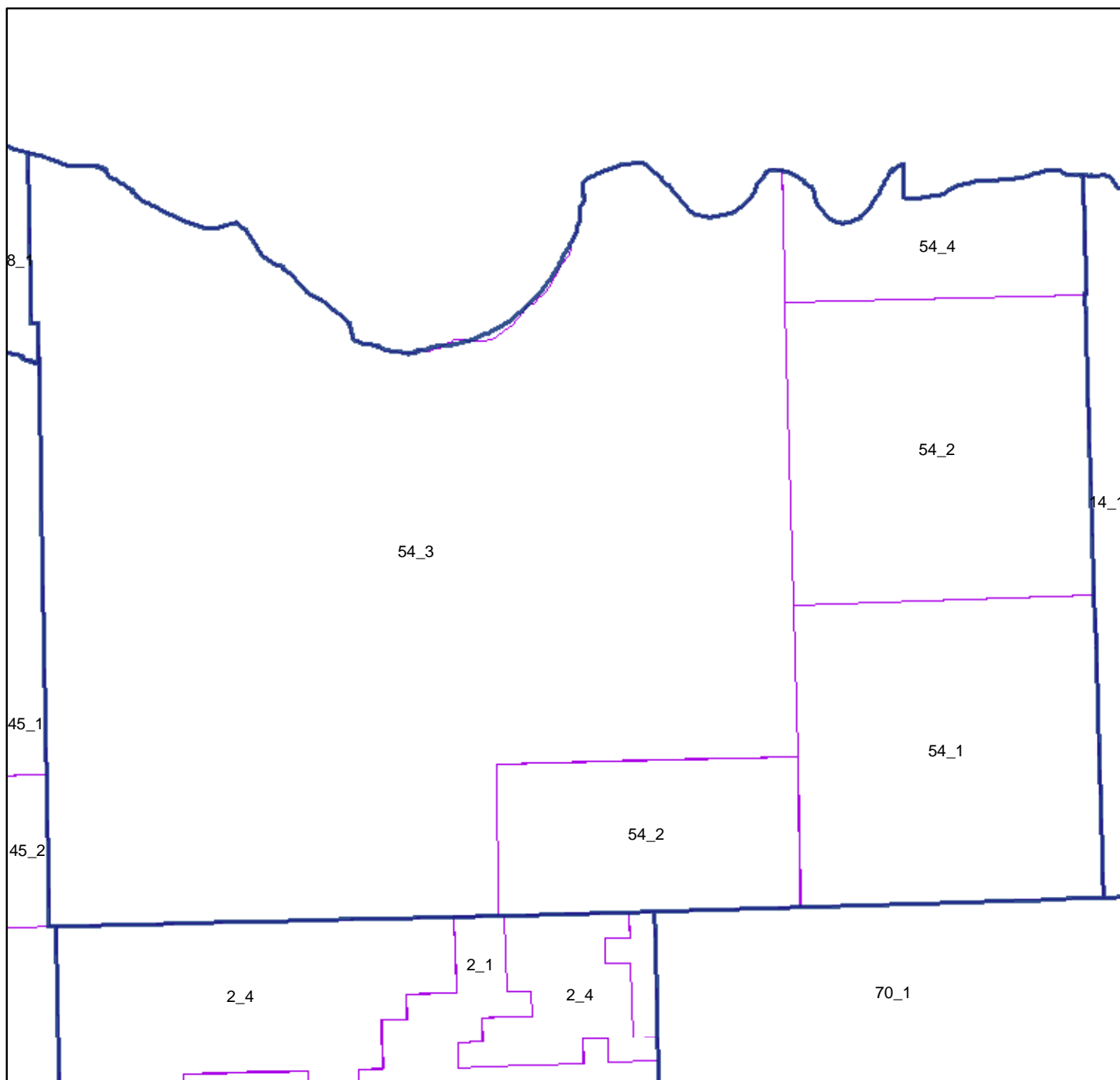
This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Knox County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 0919.

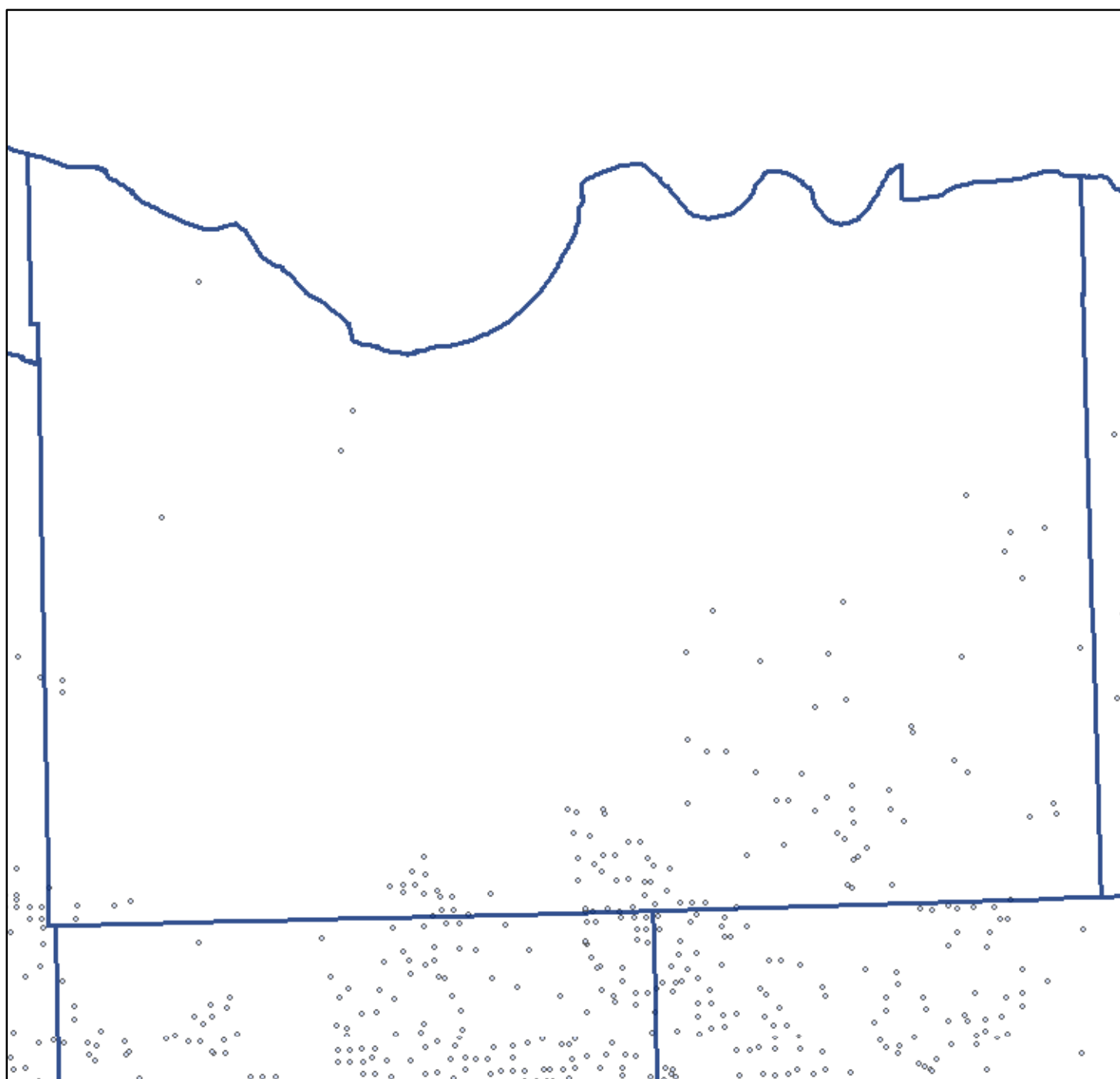
Dated this 11th day of April, 2005.



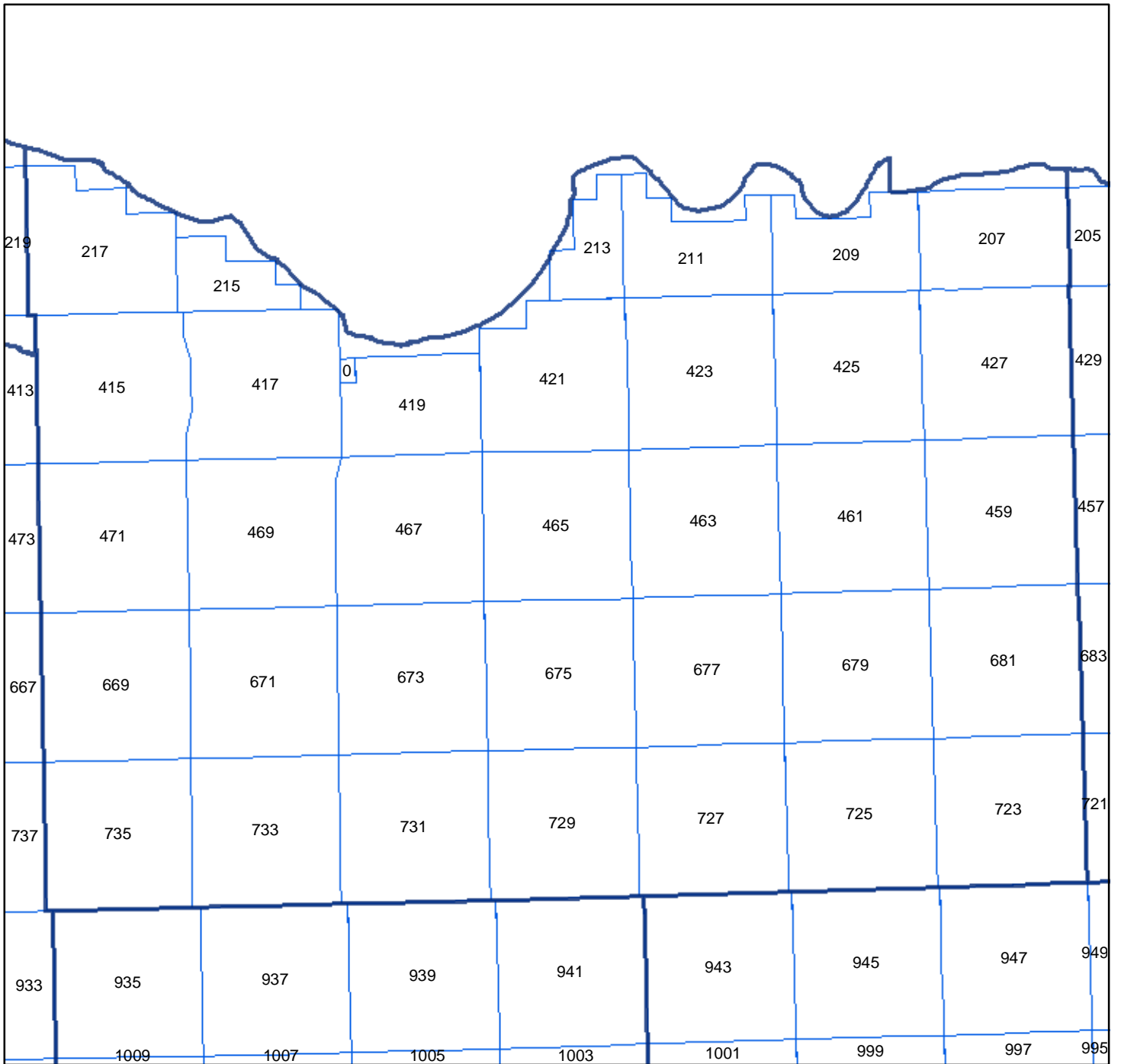
Property Assessment & Taxation



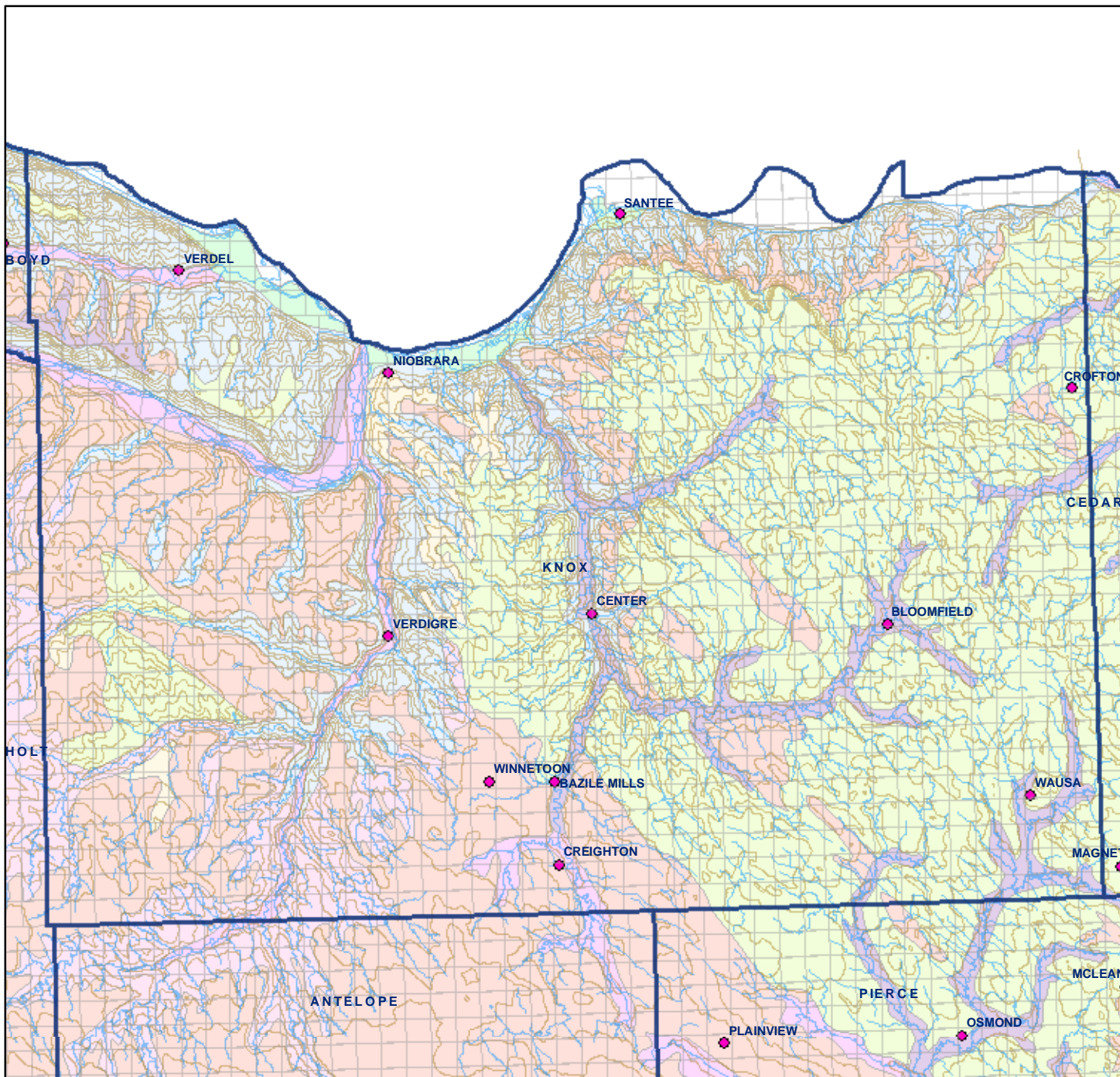
□ Market Areas



- Registered Wells > 830 GPM



☐ Geo Codes



Legend

- Sections
- Towns
- Rivers and Streams
- Topography

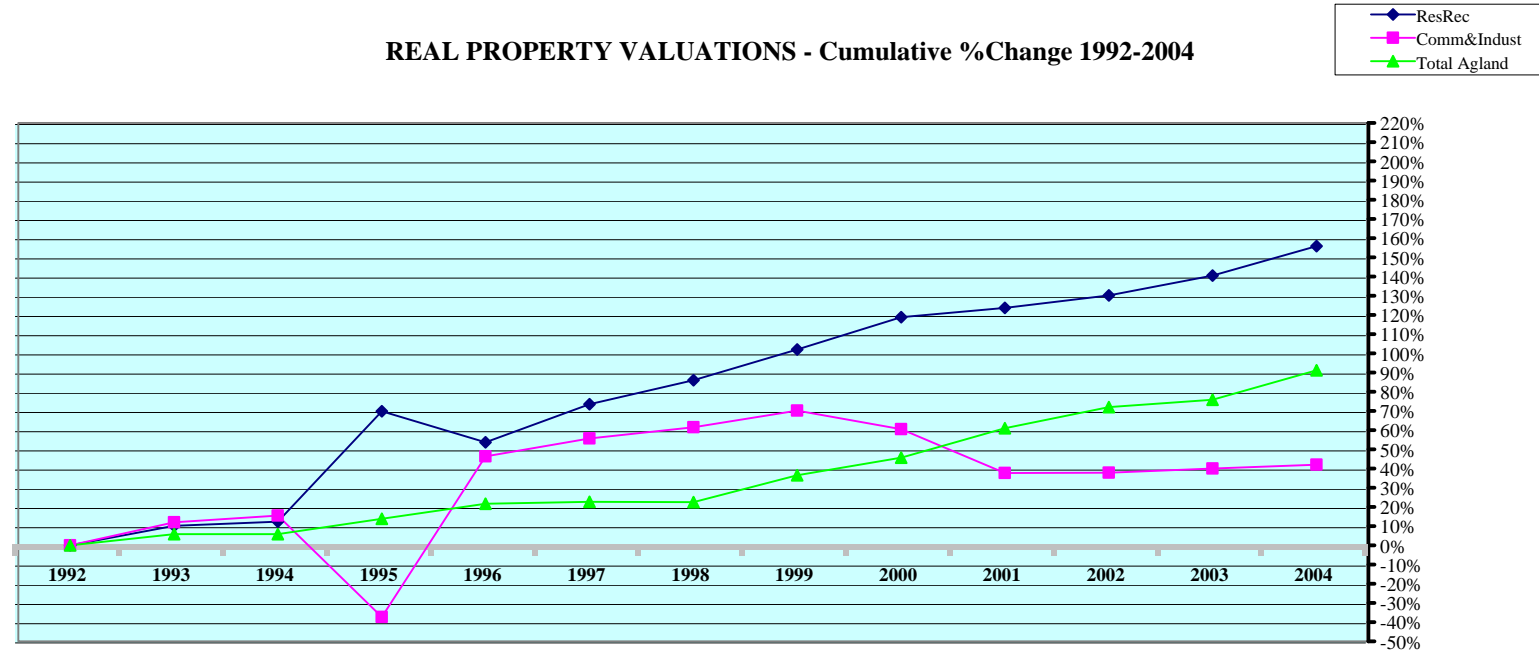
Soil Classes

- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 4 - Well drained silty soils formed in loess on uplands
- 5 - Well drained silty soils formed in loess and alluvium on stream terraces
- 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
- 8 - Moderately well drained silty soils with clayey subsoils on uplands

Knox County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	49,276,224	--	--	--	18,434,197	--	--	--	171,091,738	--	--	--
1993	54,297,744	5,021,520	10.19%	10.19%	20,659,721	2,225,524	12.07%	12.07%	181,110,807	10,019,069	5.86%	5.86%
1994	55,355,802	1,058,058	1.95%	12.34%	21,304,372	644,651	3.12%	15.57%	181,151,160	40,353	0.02%	5.88%
1995	83,672,667	28,316,865	51.15%	69.80%	11,538,539	-9,765,833	-45.84%	-37.41%	194,725,725	13,574,565	7.49%	13.81%
1996	75,708,615	-7,964,052	-9.52%	53.64%	26,983,895	15,445,356	133.86%	46.38%	208,024,625	13,298,900	6.83%	21.59%
1997	85,458,432	9,749,817	12.88%	73.43%	28,709,696	1,725,801	6.40%	55.74%	209,780,230	1,755,605	0.84%	22.61%
1998	91,681,035	6,222,603	7.28%	86.06%	29,772,438	1,062,742	3.70%	61.51%	209,522,730	-257,500	-0.12%	22.46%
1999	99,578,989	7,897,954	8.61%	102.08%	31,379,386	1,606,948	5.40%	70.22%	233,427,885	23,905,155	11.41%	36.43%
2000	107,792,399	8,213,410	8.25%	118.75%	29,589,595	-1,789,791	-5.70%	60.51%	249,312,035	15,884,150	6.80%	45.72%
2001	110,235,894	2,443,495	2.27%	123.71%	25,387,346	-4,202,249	-14.20%	37.72%	275,565,305	26,253,270	10.53%	61.06%
2002	113,416,036	3,180,142	2.88%	130.16%	25,397,316	9,970	0.04%	37.77%	294,191,240	18,625,935	6.76%	71.95%
2003	118,530,617	5,114,581	4.51%	140.54%	25,822,372	425,056	1.67%	40.08%	300,732,995	6,541,755	2.22%	75.77%
2004	126,071,830	7,541,213	6.36%	155.85%	26,163,760	341,388	1.32%	41.93%	327,109,300	26,376,305	8.77%	91.19%

1992-2004 Rate Ann. %chg: Resid & Rec. **8.14%** Comm & Indust **2.96%** Agland **5.55%**

Cnty# **54**
County **KNOX**

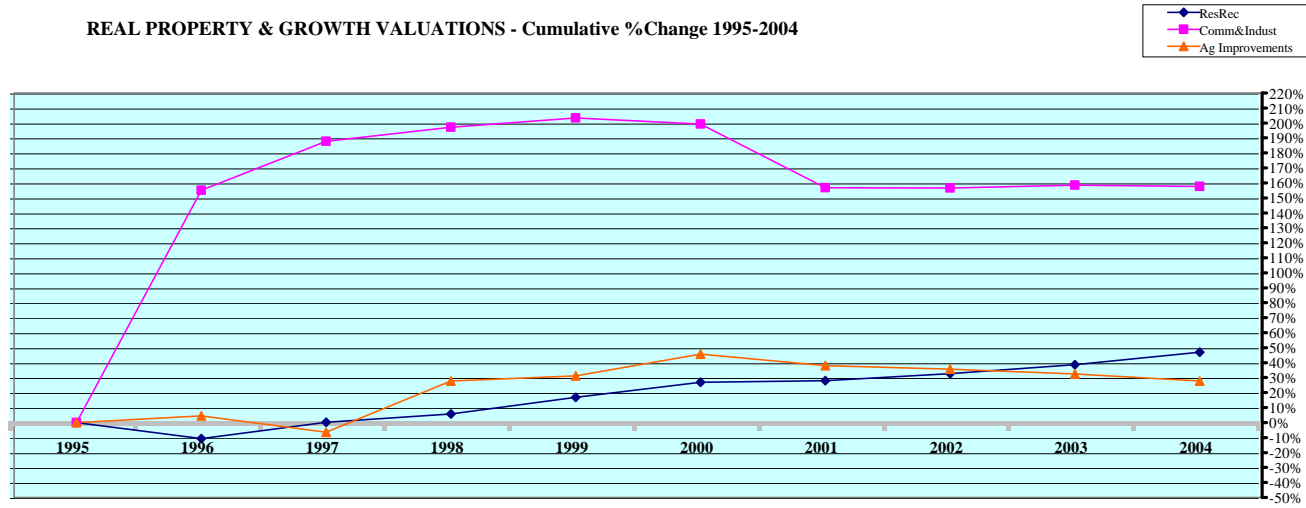
FL area **4**

CHART 1 EXHIBIT 54B Page 1

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	49,276,224	not avail.	--	--	--	--	18,434,197	not avail.	--	--	--	--
1993	54,297,744	not avail.	--	--	--	--	20,659,721	not avail.	--	--	--	--
1994	55,355,802	not avail.	--	--	--	--	21,304,372	not avail.	--	--	--	--
1995	83,672,667	0	0.00%	83,672,667	--	--	11,538,539	1,648,392	14.29%	9,890,147	--	--
1996	75,708,615	897,475	1.19%	74,811,140	-10.59%	-10.59%	26,983,895	1,751,435	6.49%	25,232,460	118.68%	155.13%
1997	85,458,432	1,607,065	1.88%	83,851,367	-10.76%	0.21%	28,709,696	251,760	0.88%	28,457,936	5.46%	187.74%
1998	91,681,035	3,117,540	3.40%	88,563,495	3.63%	5.85%	29,772,438	375,410	1.26%	29,397,028	2.39%	197.24%
1999	99,578,989	1,848,103	1.86%	97,730,886	6.60%	16.80%	31,379,386	1,374,192	4.38%	30,005,194	0.78%	203.38%
2000	107,792,399	1,524,936	1.41%	106,267,463	6.72%	27.00%	29,589,595	0	0.00%	29,589,595	-5.70%	199.18%
2001	110,235,894	3,113,300	2.82%	107,122,594	-0.62%	28.03%	25,387,346	0	0.00%	25,387,346	-14.20%	156.69%
2002	113,416,036	2,389,365	2.11%	111,026,671	0.72%	32.69%	25,397,316	20,100	0.08%	25,377,216	-0.04%	156.59%
2003	118,530,617	2,486,246	2.10%	116,044,371	2.32%	38.69%	25,822,372	257,824	1.00%	25,564,548	0.66%	158.49%
2004	126,071,830	3,030,432	2.40%	123,041,398	3.81%	47.05%	26,163,760	692,162	2.65%	25,471,598	-1.36%	157.55%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec.

Comm & Indust

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	36,240,195					
1993	not avail	not avail	35,660,314					
1994	not avail	not avail	35,700,891					
1995	20,505,030	17,841,725	38,346,755	522,876	1.36%	37,823,879	--	--
1996	22,222,649	17,616,731	39,839,380	286,450	0.72%	39,552,930	3.15%	4.57%
1997	19,544,090	16,344,665	35,888,755	529,070	1.47%	35,359,685	-11.24%	-6.51%
1998	31,120,168	18,140,370	49,260,538	966,665	1.96%	48,293,873	34.57%	27.68%
1999	31,328,128	18,679,165	50,007,293	420,820	0.84%	49,586,473	0.66%	31.10%
2000	35,628,878	19,931,825	55,560,703	428,440	0.77%	55,132,263	10.25%	45.76%
2001	33,123,090	20,115,080	53,238,170	1,075,250	2.02%	52,162,920	-6.12%	37.91%
2002	33,491,435	18,849,715	52,341,150	1,052,610	2.01%	51,288,540	-3.66%	35.60%
2003	33,071,832	17,608,930	50,680,762	609,752	1.20%	50,071,010	-4.34%	32.38%
2004	32,232,340	17,781,875	50,014,215	1,681,335	3.36%	48,332,880	-4.63%	27.78%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:
Value; 1992 - 2004 CTL
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty#
County

FL area

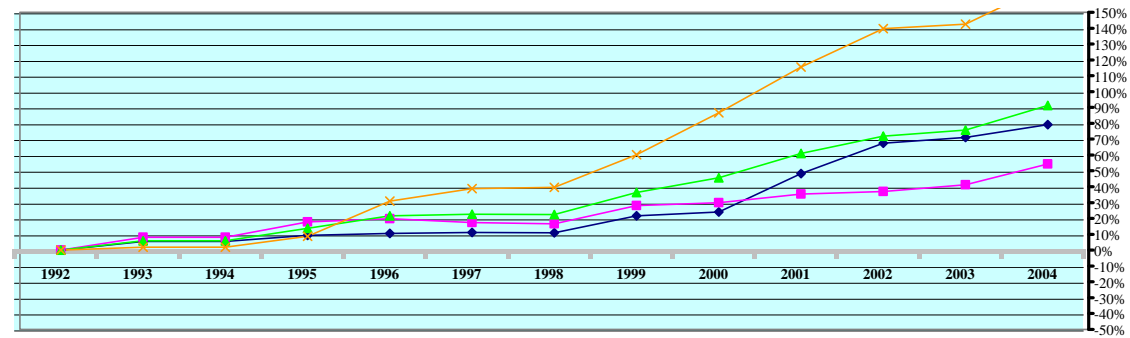
CHART 2

EXHIBIT

54B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	25,241,803	--	--	--	94,656,992	--	--	--	50,143,989	--	--	--
1993	26,651,242	1,409,439	5.58%	5.58%	102,375,200	7,718,208	8.15%	8.15%	51,034,830	890,841	1.78%	1.78%
1994	26,625,937	-25,305	-0.09%	5.48%	102,432,111	56,911	0.06%	8.21%	51,044,034	9,204	0.02%	1.79%
1995	27,606,570	980,633	3.68%	9.37%	111,584,915	9,152,804	8.94%	17.88%	54,483,685	3,439,651	6.74%	8.65%
1996	27,924,640	318,070	1.15%	10.63%	113,429,050	1,844,135	1.65%	19.83%	65,616,230	11,132,545	20.43%	30.86%
1997	28,058,675	134,035	0.48%	11.16%	111,042,655	-2,386,395	-2.10%	17.31%	69,601,820	3,985,590	6.07%	38.80%
1998	27,992,210	-66,465	-0.24%	10.90%	110,407,595	-635,060	-0.57%	16.64%	69,999,755	397,935	0.57%	39.60%
1999	30,717,645	2,725,435	9.74%	21.69%	121,227,605	10,820,010	9.80%	28.07%	80,361,315	10,361,560	14.80%	60.26%
2000	31,296,795	579,150	1.89%	23.99%	122,883,580	1,655,975	1.37%	29.82%	93,606,945	13,245,630	16.48%	86.68%
2001	37,447,480	6,150,685	19.65%	48.36%	128,090,050	5,206,470	4.24%	35.32%	108,034,235	14,427,290	15.41%	115.45%
2002	42,275,895	4,828,415	12.89%	67.48%	129,708,005	1,617,955	1.26%	37.03%	120,166,425	12,132,190	11.23%	139.64%
2003	43,174,905	899,010	2.13%	71.05%	133,745,085	4,037,080	3.11%	41.29%	121,571,375	1,404,950	1.17%	142.44%
2004	45,225,390	2,050,485	4.75%	79.17%	146,173,200	12,428,115	9.29%	54.42%	134,087,235	12,515,860	10.30%	167.40%

1992-2004 Rate Ann.%chg:

Irrigated 4.98%

Dryland 3.69%

Grassland 8.54%

Tax Year ⁽¹⁾	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	1,048,954	--	--	--	171,091,738	--	--	--
1993		--	--	--	1,049,535	581	0.06%	0.06%	181,110,807	10,019,069	5.86%	5.86%
1994		--	--	--	1,049,078		0.00%	0.01%	181,151,160	40,353	0.02%	5.88%
1995		--	--	--	1,050,555	1,477	0.14%	0.15%	194,725,725	13,574,565	7.49%	13.81%
1996		--	--	--	1,054,705	4,150	0.40%	0.55%	208,024,625	13,298,900	6.83%	21.59%
1997		--	--	--	1,077,080	22,375	2.12%	2.68%	209,780,230	1,755,605	0.84%	22.61%
1998		--	--	--	1,123,170	46,090	4.28%	7.08%	209,522,730	-257,500	-0.12%	22.46%
1999		--	--	--	1,121,320	-1,850	-0.16%	6.90%	233,427,885	23,905,155	11.41%	36.43%
2000		--	--	--	1,524,715	403,395	35.98%	45.36%	249,312,035	15,884,150	6.80%	45.72%
2001		--	--	--	1,993,540	468,825	30.75%	90.05%	275,565,305	26,253,270	10.53%	61.06%
2002		--	--	--	2,040,915	47,375	2.38%	94.57%	294,191,240	18,625,935	6.76%	71.95%
2003	1,585,805	n/a	n/a	n/a	655,825	n/a	n/a	n/a	300,732,995	6,541,755	2.22%	75.77%
2004	1,535,875	-49,930	-3.15%	-3.15%	87,600	-568,225	-86.64%	-86.64%	327,109,300	26,376,305	8.77%	91.19%

1992-2004 Rate Ann.%chg:

Total Agland 5.55%

Cnty# 54
County KNOX

FL area 4

CHART 3 EXHIBIT 54B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	24,815,510	41,953	592	--	--	93,447,430	250,509	373	--	--	49,428,655	315,597	157	--	--
1993	26,225,830	41,754	628	6.08%	6.08%	101,070,530	250,653	403	8.04%	8.04%	50,339,140	315,927	159	1.27%	1.27%
1994	26,684,446	41,740	639	1.75%	7.94%	102,300,368	250,302	409	1.49%	9.65%	51,003,834	315,865	161	1.26%	2.55%
1995	27,754,968	41,664	666	4.23%	12.50%	111,539,137	249,772	447	9.29%	19.84%	54,575,942	316,080	173	7.45%	10.19%
1996	28,001,769	42,043	666	0.00%	12.50%	113,781,974	249,142	457	2.24%	22.52%	65,500,955	316,203	207	19.65%	31.85%
1997	27,930,705	42,035	664	-0.30%	12.16%	111,460,415	247,966	449	-1.75%	20.38%	69,621,155	317,037	220	6.28%	40.13%
1998	28,057,130	42,339	663	-0.15%	11.99%	110,968,145	246,598	450	0.22%	20.64%	69,670,905	317,142	220	0.00%	40.13%
1999	30,591,310	44,324	690	4.07%	16.55%	123,021,895	243,436	505	12.22%	35.39%	78,921,160	318,082	248	12.73%	57.96%
2000	31,562,115	45,409	695	0.72%	17.40%	123,893,865	238,084	520	2.97%	39.41%	92,541,960	323,336	286	15.32%	82.17%
2001	37,286,985	47,232	789	13.53%	33.28%	129,111,550	236,752	545	4.81%	46.11%	107,356,370	339,784	316	10.49%	101.27%
2002	42,195,215	47,773	883	11.91%	49.16%	130,487,200	234,134	557	2.20%	49.33%	119,387,760	341,929	349	10.44%	122.29%
2003	43,172,985	48,394	892	1.02%	50.68%	134,372,340	232,301	578	3.77%	54.96%	121,180,810	344,430	352	0.86%	124.20%
2004	45,249,315	48,810	927	3.93%	56.60%	148,505,090	233,455	636	10.06%	70.54%	137,771,370	357,293	386	9.54%	145.60%

1992-2004 Rate Ann.%chg AvgVal/Acre:

3.81%

4.55%

7.78%

Tax Year ⁽²⁾	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	857,525	34,301	25	--	--	191,600	280	684	--	--	168,740,720	642,640	263	--	--
1993	858,250	34,330	25	0.00%		2,813,175	874	3,218	370.47%		181,306,925	643,538	282	7.22%	7.22%
1994	857,256	34,286	25	0.00%		191,600	280	684	-78.74%		181,037,504	642,472	282	0.00%	7.22%
1995	859,135	34,361	25	0.00%		191,600	280	684	0.00%		194,920,782	642,157	304	7.80%	15.59%
1996	863,948	34,553	25	0.00%		191,600	280	684	0.00%		208,340,246	642,221	324	6.58%	23.19%
1997						1,058,500	34,976	30	--		210,070,775	642,014	327	0.93%	24.33%
1998						1,087,045	35,728	30	0.00%		209,783,225	641,807	327	0.00%	24.33%
1999						1,130,050	35,950	31	3.33%		233,664,415	641,792	364	11.31%	38.40%
2000						1,534,700	35,199	44	41.94%		249,532,640	642,028	389	6.87%	47.91%
2001						2,012,630	35,100	57	29.55%		275,767,535	658,868	419	7.71%	59.32%
2002						1,987,090	34,582	57	0.00%		294,057,265	658,418	447	6.68%	69.96%
2003	1,597,330	31,947	50	n/a	n/a	514,305	613	839	n/a	n/a	300,837,770	657,686	457	2.24%	73.76%
2003	1,706,085	34,123	50	0.00%	n/a	450,760	2,350	192	-77.14%	n/a	333,682,620	676,031	494	8.01%	87.68%

1992-2004 Rate Ann.%chg AvgVal/Acre:

5.39%

54
KNOX

FL area

4

CHART 4

EXHIBIT

54B

Page 4

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005